

APPLICANT AGREEMENT

APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT READY DOCUMENTS PROVIDED BY DESIGN PATH STUDIO ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ANY MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS REQUIRES EACH SHEET TO BE SIGNED BY THE PERSON WHO MADE THE CHANGES. ANY ADDITIONAL SHEETS INCORPORATED INTO THESE DOCUMENTS ALSO REQUIRES A SIGNATURE BY THE PERSON WHO PREPARED THE INFORMATION. THE FOUNDATION DESIGN FOR THESE PERMIT READY CONSTRUCTION DOCUMENTS ASSUMES STANDARD SOILS CONDITIONS AND LEVEL TOPOGRAPHY. IF SITE SPECIFIC CONDITIONS REQUIRE A FOUNDATION DESIGN BEYOND WHAT IS PROVIDED IN THESE DOCUMENTS THEN THE APPLICANT IS TO PROVIDE A NEW FOUNDATION DESIGN WHICH COMPLIES WITH THE RECOMMENDATIONS OF THE GEOGRAPHICAL ENGINEER'S REPORT.

BY SIGNING BELOW THE APPLICANT AGREES TO THE STATEMENT ABOVE AND WILL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.

SIGNATURE: _____ DATE: _____

SHEET INDEX

T1.1	TITLE SHEET
T1.2	EXTERIOR MATERIAL OPTIONS
AS.1	SITE INFORMATION
G0.1	CAL GREEN CHECKLIST
G0.2	GENERAL NOTES
G0.3	GENERAL NOTES
A0.1	SCHEDULES AND NOTES
A1.1	ROOF PLAN/FLOOR PLAN
A1.1R	ROOF PLAN/FLOOR PLAN – REVERSE
A2.1	MECHANICAL/ELECTRICAL/PLUMBING PLANS
A2.1R	MECHANICAL/ELECTRICAL/PLUMBING PLANS – REVERSE
A3.1	EXTERIOR ELEVATIONS
A3.1R	EXTERIOR ELEVATIONS – REVERSE
A4.1	BUILDING SECTIONS
A4.1R	BUILDING SECTIONS – REVERSE
AS.1	ARCHITECTURAL DETAILS
S.1	STRUCTURAL NOTES
S.2	FOUNDATION/FRAMING PLAN
S.2R	FOUNDATION/FRAMING PLAN – REVERSE
S.3	STRUCTURAL DETAILS
S.4	STRUCTURAL DETAILS
T2.1	ENERGY CALC.
T2.4	ENERGY CALC.
T2.4.3	ENERGY CALC.

ZONING INFORMATION

SITE ADDRESS: _____ CONTACT CITY OF ENCINITAS FOR THE INFORMATION BELOW
MAIN RESIDENCE planning@encinitas.gov PHONE: (760) 633–2710

ADDRESS: _____
EUBURE ADU _____
ADDRESS: _____

GENERAL PLAN DESIGNATION : RESIDENTIAL
ZONING : ☐ SINGLE FAMILY RESIDENTIAL ☐ MULTI-FAMILY
OVERLAY : _____

IF SITE IS LOCATED IN THE SPECIAL STUDIES OVERLAY WITH NATURALLY STEEP SLOPES (25% IN GRADIENT OR STEEP) ON SITE, PROVIDE A SLOPE ANALYSIS PER EMC30.34.030.A AND B, AND SHOW ANY REQUIRED FUEL MODIFICATION BUFFERS/OVERLAID ON SITE PLAN.

GROSS LOT AREA:
NET LOT AREA (LIST DEDUCTIONS PER CH 30.04) : _____
NET ACREAGE (LIST DEDUCTIONS PER 30.04) : _____
LOT COVERAGE CALCULATION: BUILDING FOOTPRINT/NET LOT AREA = .XX(100) = XX%
ALLOWABLE LOT COVERAGE : _____
EXISTING LOT COVERAGE : _____
PROPOSED LOT COVERAGE : _____
(1ST 800 SQ.FT. OF ADU IS EXEMPT FROM LOT COVERAGE CALCULATION)
EXISTING HABITABLE SQ. FT. : _____
FLOOR AREA : LIVING AREA (HABITABLE SF)
GARAGE (IN EXCESS OF 800SF.)
ADU (IN EXCESS OF 800SF.)
TOTAL FLOOR AREA:
FLOOR AREA RATIO CALCULATION: FLOOR AREA/GROSS LOT AREA = .XX
ALLOWABLE FAR : _____
EXISTING FAR : _____
PROPOSED FAR : _____
AVERAGE LOT SLOPE %:
ADU SETBACKS ALLOWED : _____ PROPOSED : _____
FRONT– FRONT–
REAR– REAR–
SIDE– SIDE–
STREET SIDE– STREET SIDE–
ADU SETBACKS FROM MAIN RESIDENCE
ALLOWED : _____ PROPOSED : _____
REQUIRED: PROVIDED:
BUILDING AREAS:
(E) MAIN RESIDENCE (HABITABLE AREA):
(E) MAIN RESIDENCE GARAGE:
(E) MAIN RESIDENCE DECKS:
(N) DETACHED STRUCTURES:
(N) DETACHED ADU:
(N) ADU PORCH:

DIRECTORY

PROPERTY OWNER: _____

NAME: _____
ADDRESS: _____
PHONE: _____
EMAIL: _____

BUILDING DEPARTMENT: _____

CITY OF ENCINITAS
505 S VULCAN AVE
ENCINITAS, CA 92024
PHONE: (760) 633–2730

PERMIT READY PLANS PREPARED BY: _____

DESIGN PATH STUDIO
P.O. BOX 230165
ENCINITAS, CA 92024
PHONE: (619) 292–8807

SITE PLAN & TITLE SHEET INFORMATION PREPARED BY: _____

COMPANY: _____
CONTACT PERSON: _____
ADDRESS: _____
PHONE: _____
EMAIL: _____

SAMPLE AVERAGE LOT SLOPE DIAGRAM

AVERAGE LOT SLOPE CALCULATION: PER CH.30.16.01086e
FOR LOTS THAT EXCEED AN AVERAGE LOT SLOPE OF 10% ADDITIONAL HEIGHT RESTRICTIONS WILL APPLY PER EMC30.16
LOT RUN LINE #1: (CHANGE IN ELEVATION/DISTANCE) = .XX(100) = XX%
LOT RUN LINE #2: (CHANGE IN ELEVATION/DISTANCE) = .XX(100) = XX%
LOT RUN LINE #3: (CHANGE IN ELEVATION/DISTANCE) = .XX(100) = XX%
AVERAGE LOT SLOPE = (COMBINE AVERAGE SLOPE OF THREE LOT RUN LINES)

BUILDING INFORMATION

GOVERNING CODES: APPROVAL OF THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA GREEN BUILDING CODE (CGCB) AND CITY OF ENCINITAS MUNICIPAL CODE.

GOVERNING AGENCY: CITY OF ENCINITAS, CA
OCCUPANCY GROUP: R3
STORIES: 1
TYPE OF CONSTRUCTION: VB

PROJECT INFORMATION

APN: _____
LEGAL DESCRIPTION: (BLOCK MAP LOTS)
YEAR OF ORIGINAL CONSTRUCTION OF EXISTING RESIDENCE: 1
PROJECT DESCRIPTION: NEW CONSTRUCTION OF A ONE STORY, STUDIO 1 BATH, DETACHED ADU. 350SF. PORCH AREA: 80SF.

REQUIRED INFORMATION - TO BE COMPLETED BY OWNER

information to be provided by homeowner:

REF.	X	COMPLETED / ACKNOWLEDGED
SHEET T1.1	<input type="checkbox"/>	TITLE SHEET (T1.1) INFORMATION FILLED OUT
SHEET T1.1	<input type="checkbox"/>	SITE PLAN TO INCLUDE ALL SITE SPECIFIC INFORMATION LISTED IN THE CHECKLIST ON THE EXAMPLE SITE PLAN ON THIS SHEET
SHEET G0.1	<input type="checkbox"/>	CAL GREEN CHECKLIST
SHEETS T2.1 - T2.4.3	<input type="checkbox"/>	UPDATED TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT NAME, ADDRESS, AND EXACT ORIENTATION FOR SITE SPECIFIC CONDITIONS. OWNER MAY CONTACT THE ENTITY WHO PREPARED THE ORIGINAL REPORT (SHOWN ON T2.1) TO OBTAIN UPDATES TO THE REPORT.
SEPARATE PERMIT	<input type="checkbox"/>	PHOTOVOLTAIC PERMIT OR EXISTING CONDITION INFORMATION. SEE DEFERRED SUBMITTAL CHECKLIST ON THIS SHEET FOR MORE INFORMATION
SEPARATE PERMIT	<input type="checkbox"/>	FIRE SPRINKLER PERMIT (IF APPLICABLE) SEE FIRE SPRINKLER INFORMATION CHECKLIST ON THIS SHEET FOR FURTHER INFORMATION
BY OWNER	<input type="checkbox"/>	SOILS REPORT AND FOUNDATION APPROVAL LETTER (IF APPLICABLE)
CITY FORM	<input type="checkbox"/>	CONSTRUCTION & DEMOLITION WASTE MANAGEMENT PLAN
CITY FORM	<input type="checkbox"/>	BOUNDARY CERTIFICATION (REQUIRED FOR ADUs WITHIN 5' OF PROPERTY LINE)
CITY FORM	<input type="checkbox"/>	HOUSING DEVELOPMENT TRACKING FORM
CITY FORM	<input type="checkbox"/>	STORM WATER INTAKE FORM & STANDARD SWQMP
CITY FORM	<input type="checkbox"/>	BUILDING PERMIT CALCULATION - BUILDING SQUARE FOOTAGE
CITY FORM	<input type="checkbox"/>	GREEN BUILDING CHECKLIST
CITY FORM	<input type="checkbox"/>	HOLD HARMLESS AGREEMENT

sewer waste water information:

X SELECTION

☐ ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN
☐ ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL
IF EXISTING HOUSE HAS FOUR OR MORE TOILETS WITH AN EXISTING 3 INCH SEWER DRAIN, A SEPARATE CONNECTION TO THE CITY SEWER MAIN IS REQUIRED FOR THE NEW ADU. REFER TO CURRENT CPC SECTION 703.2 FOR PIPE SIZING REQUIREMENTS
☐ SEPTIC - REQUIRES HEALTH DEPARTMENT APPROVAL
DISTANCE TO CONNECTION _____

electrical service information:

X SELECTION

☐ EXISTING SERVICE TO REMAIN
☐ UPGRADE SERVICE
☐ NEW SERVICE
SIZE OF EXISTING SERVICE _____ SIZE OF NEW SERVICE _____
CONTACT SOG&E REGARDING ELECTRIC SERVICES TO THIS DETACHED ADU.
EXISTING SERVICE UPGRADE OR NEW SERVICE WILL REQUIRE A SEPARATE PERMIT FROM THE CITY OF ENCINITAS. SEE EXAMPLE SITE PLAN, SHEET T1.1, FOR MORE INFORMATION

fire sprinkler information:

X SELECTION

☐ EXISTING RESIDENCE CURRENTLY HAS FIRE SPRINKLERS
☐ EXISTING RESIDENCE **DOES NOT** CURRENTLY HAVE FIRE SPRINKLERS
PROPERTY IS LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFSZ)
☐ PROPERTY IS **NOT** LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFSZ)
NEW ADU IS REQUIRED TO HAVE FIRE SPRINKLERS IF THE EXISTING RESIDENCE HAS FIRE SPRINKLERS OR IS LOCATED IN VHFSZ

fire rated details

X SELECTION

☐ ROOF DETAILS 3/AS, 1 & 4/5
☐ WALL FINISH DETAILS SA, BA, 7A/15.1
☐ WINDOW & DOOR HIGH FIRE SEVERITY NOTES 14, 15, 16, & 17 ON G0.3
☐ FIRE RATED DETAILS ABOVE ARE TO BE USED WHEN WALLS AND ROOF EAVES ARE LESS THAN 5 FT FROM PROPERTY LINE IN AN UNSPRINKLERED BUILDING OR LESS THAN 3 FT FROM PROPERTY LINE IN SPRINKLERED BUILDINGS PER TABLE R302.1(1) & R302.1(2). FIRE RATED DETAILS ABOVE ARE ALSO TO BE USED WHEN THE ADU IS LESS THAN 10 FT FROM THE MAIN DWELLING UNIT IN AN UNSPRINKLERED BUILDING OR LESS THAN 6 FT FROM THE MAIN DWELLING UNIT IN A SPRINKLERED BUILDING.

deferred submittals under separate permit:

X TO BE OBTAINED BY OWNER:

☐ FIRE SPRINKLERS (WHEN REQUIRED)
☐ PHOTOVOLTAIC SYSTEM PER JA11 OF THE CALIFORNIA ENERGY COMMISSION A SOLAR SYSTEM IS REQUIRED AND A SEPARATE PERMIT WILL BE REQUIRED. THE PV SYSTEM MUST BE INSTALLED, OPERATIONAL, AND FINAL PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL FOR THE ADU.

roof material:

X SELECTION

☐ STANDING STEAM METAL ROOF - AEP SPAN INC - IAPMO-LIES ER 0309 - OAE
☐ TORCH APPLIED MODIFIED BITUMEN - GAF INC - UL ERI 1306-02 - OEA
☐ OTHER: _____

exterior wall material:

X SELECTION(S) - SEE T1.2 FOR EXTERIOR MATERIAL OPTIONS

☐ STUCCO / COLOR _____
☐ STONE VENEER / COLOR _____
☐ FIBER CEMENT / SIDING / COLOR _____

SITE INFORMATION CHECKLIST:

X TO BE INCLUDED ON SITE PLAN

☐ ALL EXTERIOR SITE BOUNDARIES CORRECTLY SCALED AND DIMENSIONED
☐ NORTH ARROW
☐ SCALE OF PLANS, GRAPHIC AND WRITTEN
☐ LEGEND OF SYMBOLS, LINES, ABBREVIATIONS, ETC. USED ON PLANS
☐ SITE CONTOURS, GRADE ELEVATIONS, AND OTHER TOPOGRAPHIC FEATURES
☐ LOCATION AND DIMENSION OF ALL DRIVEWAY, ACCESS ROADS, AND CURB CUTS
☐ ULTIMATE RIGHT OF WAY DIMENSION, CENTERLINE OF ROAD
☐ SHOW FIRE ACCESS ROADS / DRIVEWAY - MAX FIRE HOSE PULL OF 150 FT LENGTH
☐ LOCATION AND DIMENSIONS OF ALL EASEMENTS (ELECTRIC, WATER, SEWER, ETC)
☐ REQUIRED AND PROPOSED BUILDING SETBACKS
☐ LOCATION OF EXISTING AND PROPOSED BUILDINGS AND STRUCTURES
☐ DIMENSION HORIZONTAL PROJECTIONS (EAVES, DECKS, BAY WINDOWS, ETC)
☐ DISTANCE OF ALL STRUCTURES FROM EACH OTHER AND FROM PROPERTY LINES
☐ LOCATION AND HEIGHT OF ALL FENCES AND RETAINING WALLS
☐ LOCATION AND SIZE OF OFF-STREET PARKING
☐ LOCATION OF EXISTING AND PROPOSED VEGETATION
☐ LOCATION OF EXISTING AND PROPOSED UTILITIES TO NEW ADU
☐ LOCATION OF EXISTING AND NEW UTILITIES (SEWER LATERAL, CLEANOUTS, GAS LINES, ELECTRICAL OVERHEAD, OR UNDERGROUND CONDUCTORS.)
☐ NEW SEWER LATERAL SERVING THE NEW ADU. REFER TO CPC 311.1
☐ ADU SEWER LINE CANNOT BE CONNECTED DIRECTLY TO THE EXISTING MAIN DWELLING UNIT EXCEPT AS SPECIFIED IN GOVERNMENT CODE SECTION 65892.2
☐ LOCATION OF EXISTING AND NEW METER LOCATIONS (ELECTRICAL & WATER.)
☐ SITE PLAN SIGNED BY PREPARER.
☐ IF REQUIRED, INCORPORATE THE APPROVED GRADING PLAN/IMPROVEMENT PLAN WITH THE BUILDING PLANS.
☐ IF REQUIRED, PROVIDE A FUEL MODIFICATION ZONE PER UNIFORM ADMINISTRATION CODE SECTION 302. SEE SHEET G0.3 FIRE GENERAL NOTE F-5 MORE MORE INFORMATION
☐ LOCATION OF APPLICABLE PERMANENT SOURCE CONTROL AND SITE DESIGN BMPS PER STORM WATER INTAKE FORM AND STANDARD PROJECT SWQMP (CITY FORM)
☐ PATIO TO BE SETBACK MIN 4' FROM REAR/SIDE PROPERTY LINE

WATER DISTRICT: _____ (SAN DIEGO WATER DISTRICT OR OLIVENHAIN MUNICIPAL WATER DISTRICT)
SEWER DISTRICT: _____ (LEUCADIA WASTEWATER DISTRICT OR CARDIFF & ENCINITAS SANITARY DISTRICTS)
COMMUNITY AREA: _____ (OLIVENHAIN, CARDIFF, OLD ENCINITAS, LEUCADIA, NEW ENCINITAS)
LOT SIZE & IMPERVIOUS AREAS:
TOTAL LOT SIZE = _____
(EXISTING BUILDING FOOTPRINT, PATIOS, DECKS, HARDSCAPE, ETC.)
TOTAL AREA OF EXISTING IMPERVIOUS SURFACES = _____
(EXISTING BUILDING FOOTPRINT, PATIOS, DECKS, HARDSCAPE, ETC.)
TOTAL AREA OF NEW IMPERVIOUS SURFACES = _____
(INCREASE TO BUILDING FOOTPRINT, PATIOS, DECKS, HARDSCAPE, ETC.)
TOTAL AREA OF REPLACED IMPERVIOUS SURFACES = _____
(REPLACEMENT TO BUILDING FOOTPRINT, PATIOS, DECKS, HARDSCAPE, ETC.)
GRADING CALCULATION:
CUT: (XX CY) MAX. HEIGHT CUT: (XX CY)
FILL: (XX CY) MAX. HEIGHT FILL: (XX CY)
REMEDIAL GRADING: (XX CY)

CERTIFICATE OF ACCURACY

I CERTIFY ALL DOCUMENTS AND PLANS CLEARLY AND ACCURATELY SHOW ALL EXISTING AND ALL PROPOSED BUILDINGS, STRUCTURES, ACCESS ROADS, AND UTILITIES/UTILITY EASEMENTS. ALL PROPOSED LAND USE ACTIVITIES, IMPROVEMENTS TO LAND, AND/OR BUILDING MODIFICATIONS OR ADDITIONS ARE CLEARLY LABELED ON THE SITE PLAN OF THE APPROVED PLAN SET. I UNDERSTAND THAT ANY POTENTIALLY EXISTING DETAIL WITHIN THESE PLANS INCONSISTENT WITH THE SITE PLAN ARE NOT APPROVED AND MAY BE REQUIRED TO BE ALTERED OR REMOVED. THE SUBMITTED DOCUMENTS AND PLANS SHOW THE CORRECT DIMENSIONS OF THE PROPERTY, THE BUILDINGS, AND STRUCTURES AND THEIR SETBACKS FROM PROPERTY LINES AND FROM ONE ANOTHER, ACCESS ROADS/EASEMENTS, AND UTILITIES. THE EXISTING AND PROPOSED USE OF LAND AND OF EACH BUILDING AS STATED IS TRUE AND CORRECT. FURTHER, ALL IMPROVEMENTS EXISTING ON THE PROPERTY WERE COMPLETED IN ACCORDANCE WITH ALL REGULATIONS IN EXISTENCE AT THE TIME OF THEIR CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL EASEMENTS AND OTHER ENCUMBRANCES TO DEVELOPMENT HAVE BEEN ACCURATELY SHOWN AND LABELED AS WELL AS ALL ON-SITE GRADING/SITE PREPARATION.

APPLICANT (SIGNATURE): _____ DATE: _____

SITE PLAN PREPARED BY (SIGNATURE) _____ DATE: _____

VICINITY MAP

Accessory Dwelling Unit Studio - 350 S.F. Encinitas, CA

**New PRADU requirements beginning July 1, 2024. See last page for reference.*

SITE PLAN - PROVIDED BY OWNER

(INCLUDE A SEPARATE SHEET INTO THE PLAN SET FOR THE SITE PLAN IF NECESSARY)

EXAMPLE SITE PLAN

DESIGN PATH STUDIO

architecture + planning

DESIGNPATHSTUDIO.COM

project

PRADU
City of Encinitas

revisions

01

description

Title Sheet

date

Month 20##

project no.

20##-xxxxxx

drawn by

xxx/xxx

sheet no.

T1.1



Stormwater Pollution Control BMP Notes Relative to Construction Activities	
Concrete Washout <ul style="list-style-type: none">Contractor shall establish and use an adequately sized concrete washout area to contain washout wastes on site. It is illegal to wash concrete, slurry, mortar, stucco, plaster and the like into the stormwater conveyance system or any receiving water. Contractor shall post a sign designating the washout location.	<ul style="list-style-type: none">Eliminate or reduce pollution of stormwater from stockpiles kept on-site. Stockpiles may include soil, paving materials, asphalt concrete, aggregate base, etc. Stockpiles shall be located away from concentrated stormwater flows and stormdrain inlets. Stockpiles shall be covered or protected with soil stabilization measures and provided with a temporary sediment barrier around the perimeter at all times.
Construction Site Access <ul style="list-style-type: none">A stabilized construction site access shall be provided for vehicles egress and ingress to prevent tracking dirt off site. This shall include using material such as gravel and/or corrugated steel panels/material.	Training <ul style="list-style-type: none">Contractors' employees who perform construction in the City of Encinitas stormwater pollution control requirements. These BMP notes shall be available to everyone working on site. The property owner(s) and the prime contractor must inform subcontractors about stormwater requirements and their own responsibilities.
Construction Vehicles <ul style="list-style-type: none">A specific area away from gutters and stormdrain shall be designated for construction vehicles parking, vehicle refueling, and routine equipment maintenance. All major repairs shall be made off-site.	Waste Management <ul style="list-style-type: none">Contractor shall be responsible for properly disposing of all waste and unused construction materials. Dumping of unused or waste products on the ground, where water can carry them into the conveyance system is strictly prohibited.No seepage from dumpsters shall be discharged into stormwater. Berms/dikes shall be placed around dumpsters to divert the natural storm runoff. Dumpsters shall be checked frequently for leaks. Dumpster lids shall remain closed at all times. Dumpsters without lids shall be placed within structures with impervious roofing or covered with tarps in order to avoid rain contact with any trash material.
Erosion Control <ul style="list-style-type: none">Erosion control must be provided for all erosive surfaces. Sloped surfaces especially shall be protected against erosion by installing erosion resistant surfaces such as erosion control mats, adequate ground cover vegetation, and bonded fiber matrix.No excavation and grading activities are allowed during wet weather.Diversion dikes shall be constructed to channel runoff around the construction site. Contractor shall protect channels against erosion using permanent and temporary erosion control measures.Remove existing vegetation only when absolutely necessary. Large projects shall be conducted in phases to avoid unnecessary removal of the natural ground cover. Do not remove trees or shrubs unnecessarily; they help decrease erosion.Temporary vegetation must be planted on slopes or where construction is not immediately planned for erosion control purposes. Erosion shall be prevented by planting fast-growing annual and perennial grasses to shield and bind the soil.Plant permanent vegetation as soon as possible, once excavation and grading activities are complete.Water usage for dust control shall be minimized.	<ul style="list-style-type: none">Many construction materials, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Non-recyclable materials must be taken to an appropriate landfill or disposed of as hazardous waste. For information on disposal of hazardous material, call the Hazardous Waste Hotline toll free at (800) 714-1195. For information on landfills and to order dumpsters call EDCO at (760) 436-4151.Pollutants shall be kept off exposed surfaces. Place trash cans and recycling receptacles around the site.Portable toilets must be in good working order and checked frequently for leaks. Contractor shall provide secondary containment and locate portable toilets away from stormdrain inlets on pervious surfaces.All construction debris shall be kept away from the street, gutter, and stormdrain. Contractor must routinely check and clean up material that may have traveled away from construction site.
On-site Construction Material Storage <ul style="list-style-type: none">Stored materials shall be contained in a secure place to prevent seepage and spillage. Contractor shall store these products where they will stay dry out of the rain. Contractor shall provide secondary containment for all fuel stored on-site.	

Right-of-Way Note
Owner is to obtain a construction permit from the Engineering Department at least 48 hours prior to working in the public right of way. Failure to do so will result in an issuance of a stop work notice and double permit fees. It is the responsibility of the owner to know the location of the property line.

Utility Note
All utilities serving this site shall be installed underground.

Drainage Note
No concentrated drainage flows are permitted over adjacent property lines. Water is to drain away from structures for a minimum of 5 feet at 2 percent and be conveyed to an approved drainage facility.

Earthwork Note
Earthwork, cut or fill, which is over 50 cubic yards, requires an additional Engineering Grading Permit.
Provide earthwork quantities:
____ cubic yards cut, ____ cubic yards fill, ____ cubic yards import/export
____ cubic yards over-excavation and re-compaction

Construction Best Management Practices (BMP) Note
Erosion control measures (e.g. bonded fiber matrix, vegetative cover, jute matting) must be implemented where applicable to prevent soil erosion on site. Sediment control measures (e.g. silt fencing, fiber rolls, detention basins) must be in place to prevent eroded soil from leaving site. Materials management BMP must also be followed to ensure no contact of rainwater with materials that may contribute to water quality degradation downstream (e.g. concrete or stucco washout areas, covered storage areas for hazardous materials, placement of portable toilets over a pervious surface).

Post-Construction Best Management Practices (BMP) Note
No directly connected impervious areas (DCIA) shall be allowed. DCIA means storm runoff generated and conveyed via impervious areas, such as roof, roof drain, driveway, and street. BMP measures shall be identified on the site plan. Most common measures are designated turf areas, which receive roof drains and runoff from impervious areas. Turf and landscaped areas that are designed for BMP's shall be delineated on plans and a note placed on plans prohibiting modification or removal of the BMP landscape areas without a City permit.

Grading/Improvement Plans/Permits
If a grading/improvement plan/permit is approved for the project site, it shall supersede all grading, drainage, onsite, offsite, and storm water Best Management Practice improvements contained in these plans in the event of conflict.

Total Area of New Impervious Surfaces = _____
(Increase to building footprint, patios, decks, hardscape, etc.)

Total Area of Replaced Impervious Surfaces = _____
(Replacement to building footprint, patios, decks, hardscape, etc.)

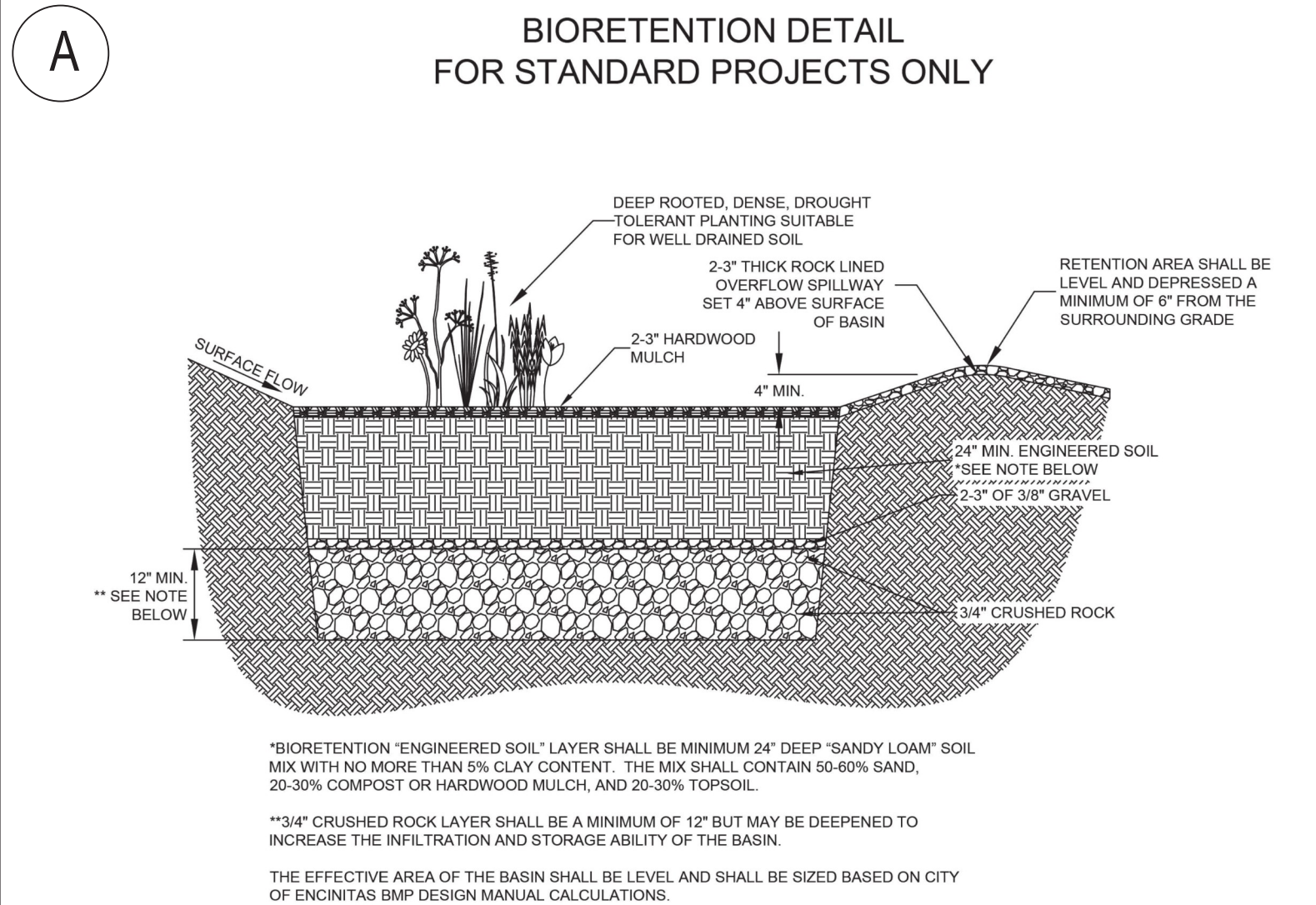
THE APPLICANT SHALL PROVIDE A DIMENSIONED AND SCALED SITE PLAN SHOWING PROPERTY LINES, YARDS, DIMENSIONED SETBACKS, EASEMENTS, UTILITIES, STREETS, EXISTING AND PROPOSED BUILDINGS, MINIMUM SEPARATION FROM EXISTING STRUCTURES, AND FUEL MODIFICATION ZONES IF APPLICABLE

EXISTING SWIMMING POOL REQUIREMENTS
WHEN A BUILDING PERMIT IS ISSUED FOR THE CONSTRUCTION OF A NEW SWIMMING POOL OR SPA OR THE REMODELING OF AN EXISTING SWIMMING POOL OR SPA AT A PRIVATE SINGLE-FAMILY HOME, THE RESPECTIVE SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH AT LEAST TWO OF THE FOLLOWING SEVEN DROWNING PREVENTION SAFETY FEATURES: (1) AN ENCLOSURE THAT MEETS THE REQUIREMENTS OF SECTION 115923 AND ISOLATES THE SWIMMING POOL OR SPA FROM THE PRIVATE SINGLE-FAMILY HOME. (2) REMOVABLE MESH FENCING THAT MEETS AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) SPECIFICATIONS F2286 STANDARDS IN CONJUNCTION WITH A GATE THAT IS SELF-CLOSING AND SELF-LATCHING AND CAN ACCOMMODATE A KEY LOCKABLE DEVICE. (3) AN APPROVED SAFETY POOL COVER, AS DEFINED IN SUBDIVISION (D) OF SECTION 115921. (4) EXIT ALARMS ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS THAT PROVIDE DIRECT ACCESS TO THE SWIMMING POOL OR SPA. THE EXIT ALARM MAY CAUSE EITHER AN ALARM NOISE OR A VERBAL WARNING, SUCH AS A REPEATING NOTIFICATION THAT "THE DOOR TO THE POOL IS OPEN." (5) A SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54 INCHES ABOVE THE FLOOR ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS PROVIDING DIRECT ACCESS TO THE SWIMMING POOL OR SPA. (6) AN ALARM THAT, WHEN PLACED IN A SWIMMING POOL OR SPA, WILL SOUND UPON DETECTION OF ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. THE ALARM SHALL MEET AND BE INDEPENDENTLY CERTIFIED TO THE ASTM STANDARD F2208 "STANDARD SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS," WHICH INCLUDES SURFACE MOTION, PRESSURE, SONAR, LASER, AND INFRARED TYPE ALARMS. A SWIMMING POOL ALARM FEATURE DESIGNED FOR INDIVIDUAL USE, INCLUDING AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER, IS NOT A QUALIFYING DROWNING PREVENTION SAFETY FEATURE. (7) OTHER MEANS OF PROTECTION, IF THE DEGREE OF PROTECTION AFFORDED IS EQUAL TO OR GREATER THAN ANY OF THE ABOVE FEATURES SET FORTH ABOVE AND HAS BEEN INDEPENDENTLY VERIFIED BY AN APPROVED TESTING LABORATORY AS MEETING STANDARDS FOR THOSE FEATURES ESTABLISHED BY THE ASTM OR THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME). (8) BEFORE THE ISSUANCE OF A FINAL APPROVAL FOR THE COMPLETION OF PERMITTED CONSTRUCTION OR FUEL MODELING WORK, THE LOCAL BUILDING CODE OFFICIAL SHALL INSPECT THE DROWNING SAFETY PREVENTION FEATURES REQUIRED BY THIS SECTION AND, IF NO VIOLATIONS ARE FOUND, SHALL GIVE FINAL APPROVAL.

FIRE NOTES
1. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE OF .5 INCHES. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. CFC SECTION 505.1 2. ALL FIRE APPARATUS ROADS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NO LESS THAN 13 FEET 6 INCHES. 3. SITE PLAN SHALL PROVIDE DIMENSIONS SHOWING REQUIRED FIRE APPARATUS ACCESS ROADS. FIRE ACCESS ROADWAYS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET. EXCEPTIONS: 1. RESIDENTIAL DWELLINGS NOT IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL HAVE MINIMUM OF 20 FEET OF UNOBSTRUCTED IMPROVED WIDTH. 2. SINGLE-FAMILY RESIDENTIAL DRIVEWAYS SERVING NO MORE THAN TWO SINGLE-FAMILY DWELLING SHALL HAVE A MINIMUM OF 16 FEET OF UNOBSTRUCTED IMPROVED WIDTH. FIRE ACCESS ROADWAYS FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS NOT LESS THAN 75,000 LBS AND SHALL BE PROVIDED WITH AN APPROVED FACED SURFACE TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. GATED ENTRANCES WITH CARD READERS, GUARD STATIONS OR CENTER MEDIANS, WHICH WILL HAVE SEPARATED LANES OF ONE-WAY TRAFFIC, SHALL BE NOT LESS THAN 14 FEET WIDE PER LANE. EXISTING LEGAL LOTS THAT HAVE EASEMENTS ACCESS ROADWAYS LESS THAN 20 FEET WIDE THAT PROVIDE PRIMARY ACCESS TO OTHER LOTS SHALL RECORD A COVENANT GRANTING EASEMENT RIGHTS FOR EMERGENCY VEHICLE INGRESS AND EGRESS PURPOSES AND SHALL RELINQUISH RIGHTS TO BUILD ANY BUILDING, WALL, FENCE, OR OTHER STRUCTURE WITHIN 5 FEET OF THE EXISTING ACCESS EASEMENT. ALL DEAD END FIRE APPARATUS ACCESS ROADWAY IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. ACCESS ROADS SERVING MORE THAN (4) FOUR DWELLING UNITS SHALL BE PROVIDED WITH A CUL-DE-SAC. THE MINIMUM UNOBSTRUCTED PAVED RADIUS WIDTH FOR A CUL-DE-SAC SHALL BE 36 FEET CURB LINE TO CURB LINE WITH NO PARKING. ALTERNATE TYPES OF TURN-AROUND (HAMMERHEADS, ETC.) MAY BE CONSIDERED BY THE FIRE MARSHAL AS NEEDED TO ACCOMPLISH THE INTENT OF THE FIRE CODE.

GENERAL NOTES	
1. SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS AND NOTES NOT SHOWN. 2. SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS. 3. YARD SETBACKS ARE TO BE MEASURED FROM THE EXTERIOR WALL FINISH TO THE PROPERTY LINE AND NOT FROM THE OUTSIDE OF THE FOOTING (OR FACE OF STUDS). THE PLANS MUST BE DESIGNED WITH THE WALL FINISH THICKNESS (I.E. 7/8" STUCCO, ETC.) ADDED TO THE PLAN FOR THE SETBACK MEASUREMENT. THE FIELD INSPECTOR WILL ADD THE PLANNED WALL FINISH THICKNESS TO THE FOUNDATION SETBACK GRADING PLAN/IMPROVEMENT PLAN (ALL SHEETS) WITH THE BUILDING PLANS. PROJECTIONS, INCLUDING EAVES, MUST BE AT LEAST 24" FROM PROPERTY LINES. 7. CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND SHORING AND UNDERPINNING. A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED SHOWING THE FOLLOWING: NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING AND PROPOSED BUILDINGS, AND STRUCTURES, LOCATION OF YARDS USED FOR ALLOWABLE INCREASE OF BUILDING AREA, DIMENSIONED SETBACKS, MINIMUM SEPARATION FROM EXISTING STRUCTURES AND FUEL MODIFICATION ZONES PER UNIFORM ADMINISTRATIVE CODE SECTION 302. 9. IF A GRADING PLAN IS REQUIRED, INCORPORATE THE FOUNDATION SETBACK GRADING PLAN/IMPROVEMENT PLAN (ALL SHEETS) WITH THE BUILDING PLANS. 10. PROJECTIONS, INCLUDING EAVES, MUST BE AT LEAST 24" FROM PROPERTY LINES.	

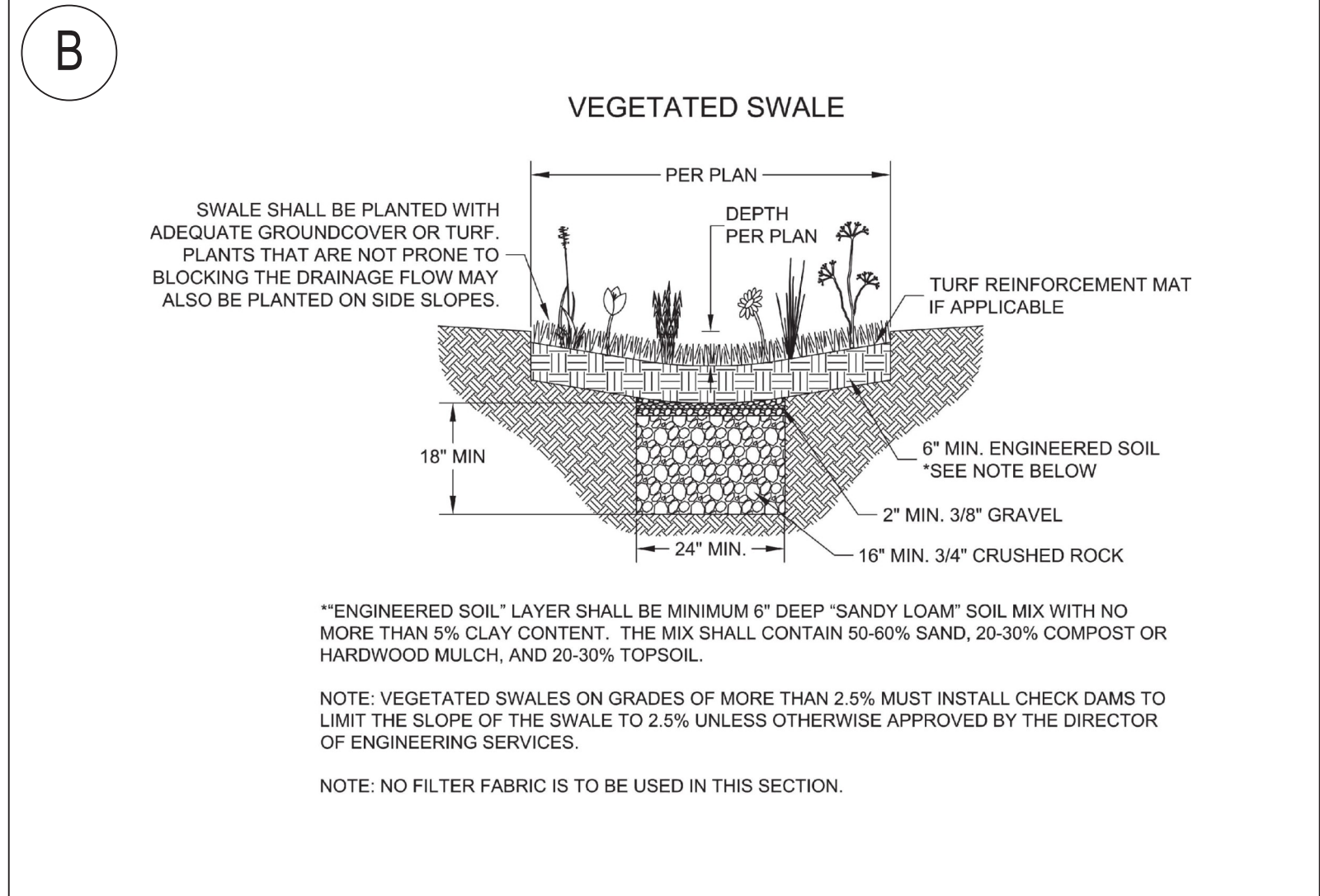
GREEN BUILDING CODE NOTES	
1. SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPT. 2. 65 % OF CONSTRUCTION WASTE IS TO BE RECYCLED. 3. VOC'S MUST COMPLY WITH THE LIMITATION LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.4 FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. 4. INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE. WITH A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED. 5. MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE LISTED METHODS LISTED IN CGC SECTION 4.503.3 6. PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND SUBMIT TO THE BUILDING DEPT OFFICIAL TO BE FILED WITH THE APPROVED PLANS 7. LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS. 8. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASIN, B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC 4.106.2. 9. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2. 10. THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FORM MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.0 11. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1 12. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT.	



THE APPLICANT SHALL IMPLEMENT SITE DESIGN STORMWATER BEST MANAGEMENT PRACTICES (BMP) AND LOW IMPACT DEVELOPMENT (LID) CONCEPTS SUCH AS IMPERVIOUS AREA DISPERSION, DRAINAGE TO NATURAL VEGETATION, REDUCTION IN IMPERVIOUS SURFACES, BREAKING UP HARDSCAPE AREA, ETC. APPLICANT IS REQUIRED TO INCORPORATE THESE CONCEPTS WITH NEW CONSTRUCTION IN LIEU OF OPTION 'A' OR 'B' ABOVE.

GRAYWATER SYSTEM

NEWLY CONSTRUCTED SINGLE-FAMILY DWELLING UNITS SHALL BE PRE -PLUMBED FOR A GRAYWATER SYSTEM PERMITTED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 15 OF THE CALIFORNIA PLUMBING CODE AND INCLUDING A STUB -OUT IN A CONVENIENT LOCATION FOR INTEGRATION OF THE GRAYWATER SYSTEM WITH LANDSCAPE IRRIGATION SYSTEMS AND ACCEPTING GRAYWATER FROM ALL SOURCES PERMISSIBLE IN CONFORMANCE WITH THE DEFINITION OF GRAYWATER AS PER SECTION 14876 OF THE CALIFORNIA WATER CODE.A GRAYWATER SYSTEM SHALL NOT BE PERMITTED WHERE A QUALIFIED SOILS ENGINEER DETERMINES IN A WRITTEN, STAMPED REPORT, OR A PERCOLATION TEST SHOWS, THAT THE ABSORPTION CAPACITY OF THE SOIL AT THE PROJECT SITE IS UNABLE TO ACCOMMODATE THE DISCHARGE OF A GRAYWATER IRRIGATION SYSTEM.



stormwater bioretention:

_____ SQ. FT. TOTAL NEW AND/OR REMOVED AND REPLACED IMPERVIOUS SURFACES
IS NOT GREATER THAN 500 SQ. FT. SIZING CALCULATION NOT REQUIRED
IS GREATER THAN 500 SQ. FT. SIZING CALCULATION REQUIRED
SIZING CALCULATION: _____ SQ. FT. x 4% = _____ SQ. FT. (MIN BMP AREA REQUIRED)
<input type="checkbox"/> BMP DRAINAGE TYPE
A - BIORETENTION BASIN - SURFACE FLOW WITH SPILLWAY
B - VEGETATED SWALE
C - SITE DESIGN AND LOW IMPACT DEVELOPMENT
NOT REQUIRED

ELECTRIC VEHICLE CHARGING

NEW CONSTRUCTION SHALL COMPLY WITH SECTIONS A4. 106. 8. 1- ATE A4. 106. 8. 2, AND A4. 106. 8. 3 TO FACILITATE THE FUTURE INSTALLATION AND USE OF ELECTRIC VEHICLE CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625. EXCEPTIONS: ON A CASE -BY CASE BASIS, WHERE THE LOCAL ENFORCING AGENCY HAS DETERMINED EV CHARGING AND INFRASTRUCTURE ARE NOT FEASIBLE BASED UPON ONE OR MORE OF THE FOLLOWING CONDITIONS:
1. WHERE THERE IS NO COMMERCIAL POWER SUPPLY.
2. WHERE THERE IS EVIDENCE SUBSTANTIATING THAT MEETING THE REQUIREMENTS WILL ALTER THE LOCAL UTILITY INFRASTRUCTURE DESIGN REQUIREMENTS ON THE UTILITY SIDE OF THE METER SO AS TO INCREASE THE UTILITY SIDE COST TO THE HOMEOWNER OR THE DEVELOPER BY MORE THAN \$ 400. 00 PER DWELLING UNIT.

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF ENCINITAS ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF ENCINITAS BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.
3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project
PRADU
City of Encinitas

revisions
01

description
Site
Information

date ## Month 20##

project no. 20##_xxxxxx

drawn by xxx/xxx

sheet no.

AS.1

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BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES THAT THE RECIPIENT IS AFFIRMING THE FOLLOWING CONDITIONS:

1. THE USE OF THIS INFORMATION FOR PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY CONSTRUCTION DOCUMENTS, INCLUDING THE CITY OF DENVER, COLORADO, IS A USE OF STANDARDIZED ADO PLANS AND SPECIFICATIONS, AND THE RECIPIENT AGREES TO THE CITY OF DENVER BUILDING DEPARTMENT, BUILDING CODE, CHARGE OVER TIME AND RECIPIENT SHALL BE RESPONSIBLE FOR ANY CHANGES, THEN IN EFFECT AT THE TIME OF THE SUBMITTAL OF THE PERMIT APPLICATION, AND THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY ALL INFORMATION RELEVANT TO THE RECIPIENT'S PROJECT, AND THE RECIPIENT'S DESIGN PART STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THE INFORMATION FOR ANY OTHER PROJECT, EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT HAS REVIEWED AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE HIS SOLE RISK AND WITHOUT ANY LIABILITY TO THE CITY OF DENVER, COLORADO, OR WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS. THE RECIPIENT SHALL BE RESPONSIBLE FOR ANY RISK, USE, REPLACEMENT, OR ALTERATION OF THESE DOCUMENTS. THE RECIPIENT'S RISK WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT'S RISK WILL BE AT THE RECIPIENT'S RISK, PERMITTED BY LAW, DEFEND, INDEMNIFY AND DESIGN PART STUDIO AND ITS ARCHITECTS AND ENGINEERS. THE RECIPIENT SHALL BE RESPONSIBLE FOR ANY LIABILITY, DEMANDS, JUDGMENTS, OR COSTS OF ANY NATURE, INCLUDING ATTORNEY'S FEES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS OR ON ACCOUNT OF ANY INJURY, DEATH, OR DAMAGE, OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT, TO THE RECIPIENT OR ANY OTHER PERSON, NEGLIGENCE OR WILLFUL MISCONDUCT OF THE RECIPIENT OR ITS ARCHITECTS.
3. THE RECIPIENT'S RISK WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT'S RISK WILL BE AT THE RECIPIENT'S RISK, PERMITTED BY LAW, DEFEND, INDEMNIFY AND DESIGN PART STUDIO AND ITS ARCHITECTS AND ENGINEERS. THE RECIPIENT SHALL BE RESPONSIBLE FOR ANY LIABILITY, DEMANDS, JUDGMENTS, OR COSTS OF ANY NATURE, INCLUDING ATTORNEY'S FEES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS OR ON ACCOUNT OF ANY INJURY, DEATH, OR DAMAGE, OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT, TO THE RECIPIENT OR ANY OTHER PERSON, NEGLIGENCE OR WILLFUL MISCONDUCT OF THE RECIPIENT OR ITS ARCHITECTS.

THE RECIPIENT'S RISK WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT'S RISK WILL BE AT THE RECIPIENT'S RISK, PERMITTED BY LAW, DEFEND, INDEMNIFY AND DESIGN PART STUDIO AND ITS ARCHITECTS AND ENGINEERS. THE RECIPIENT SHALL BE RESPONSIBLE FOR ANY LIABILITY, DEMANDS, JUDGMENTS, OR COSTS OF ANY NATURE, INCLUDING ATTORNEY'S FEES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS OR ON ACCOUNT OF ANY INJURY, DEATH, OR DAMAGE, OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT, TO THE RECIPIENT OR ANY OTHER PERSON, NEGLIGENCE OR WILLFUL MISCONDUCT OF THE RECIPIENT OR ITS ARCHITECTS.

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THE RECIPIENT DOES NOT AGREE WITH ABOVE CONDITIONS, DO NOT PROCEED WITH THE PROJECT AND ALL INFORMATION FOR IMPROVEMENT UNDER THESE PLANS AT ALL.

ARCHITECTUAL GENERAL NOTES	ROOF NOTES (CONT'D)	FLOOR PLAN NOTES (CONT'D)	MECHANICAL NOTES (CONT'D)	ELECTRICAL NOTES (CONT'D)
<div>1. DO NOT SCALE THE DRAWING, USE THE DIMENSIONS ONLY. IF A DISCREPANCY IS FOUND TO EXIST, NOTIFY THE OWNER.</div> <div>2. THESE PLANS/SPECIFICATIONS AND ALL WORK SHALL COMPLY WITH CURRENT EDITION OF STATE OF CALIFORNIA TITLE 24 CCR AND CURRENT CPC, CMC AND CEC CODES.</div> <div>3. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND IS TO BE REVIEWED AND APPROVED BY THE CITY OF ENCINITAS.</div> <div>4. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND STAKE OUT STRUCTURE FOR OWNER'S APPROVAL PRIOR TO STARTING ANY WORK.</div> <div>5. ALL WEATHER-EXPOSED SURFACES ARE TO HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENINGS ARE TO BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.</div> <div>6. SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE CITY OF ENCINITAS BUILDING INSPECTOR</div> <div>7. AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY CONSTRUCTION, RECONSTRUCTION, OR CLOSURE OR THE ROADWAY, SIDEWALK OR RIGHT OF WAY. APPLICANT SHALL CONTACT ENGINEERING DEPARTMENT TO PROCESS.</div> <div>8. APPLICANT IS RESPONSIBLE TO PROVIDE SITE PLAN (PLOT PLAN) TO THE CITY FOR REVIEW AND APPROVAL.</div> <div>9. APPLICANT IS RESPONSIBLE TO VERIFY WHETHER THE JOB SITE IS LOCATED WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE. PROJECTS LOCATED IN A SPECIAL FLOOD HAZARD AREA DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM) AS ZONE A OR AE, SHALL PROVIDE AN ELEVATION CERTIFICATE WITH SUPPORTED DOCUMENTS TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.</div> <div>10. SUBMIT GRADING PLANS AND/OR PROVIDE ADU GRADING PERMIT EXEMPTION CHECKLIST FOR REVIEW AND APPROVAL AT TIME OF PERMIT APPLICATION.</div> <div>11. THE PV SYSTEM WILL BE SUBMITTED UNDER A SEPARATE PERMIT. A PHOTOVOLTAIC (SOLAR) SYSTEM BUILDING AND ELECTRICAL PERMIT SHALL BE ISSUED PRIOR TO ADU BUILDING FRAME INSPECTION REQUEST.</div> <div>12. SOIL REPORT REQUIREMENT: IF A SOILS REPORT IS REQUIRED BY THE LOCAL JURISDICTION, THE GEOTECHNICAL INVESTIGATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH CBC SECTION 1803.2 AND REPORTED IN ACCORDANCE WITH CBC SECTION 1803.6. -THE GEOTECHNICAL ENGINEER OF RECORD SHALL REVIEW THE CITY APPROVED PLANS FOR GENERAL CONFORMANCE WITH THE SOIL REPORT; OTHERWISE, AN ALTERNATE FOUNDATION PLAN DESIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER IS REQUIRED</div>	<div>14. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.</div> <div>15. PER SECTION R806.5/EM3.9.6:<div>a. IF INSULATION IS AIR PERMEABLE AND IT IS INSTALLED DIRECTLY BELOW THE ROOF SHEATHING WITH RIGID BOARD OR SHEET INSULATION WITH A MINIMUM R-4 VALUE INSTALLED ABOVE THE ROOM SHEATHING. (OR)</div><div>b. IF THE INSULATION IS AIR-IMPERMEABLE AND IS IN DIRECT CONTACT WITH THE UNDERSIDE OF THE OF THE ROOF SHEATHING. (OR)</div><div>c. IF TWO LAYERS OF INSULATION ARE INSTALLED BELOW THE ROOF SHEATHING: AN AIR-IMPERMEABLE LAYER IN DIRECT CONTACT WITH THE UNDERSIDE OF THE ROOF SHEATHING AND AN ADDITIONAL LAYER OF AIR PERMEABLE INSULATION IS TO BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.</div></div>	<div>19. VOC'S MUST COMPLY WITH THE LIMITATION LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.4 FOR: ADHESIVES, PAINTS,STAINS, CAULKS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS.DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISHED MATERIALS HAVE BEEN USED.</div> <div>20. INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE, WITH A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED.</div> <div>21. MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE LISTED METHODS LISTED IN CGC SECTION 4.503.3</div> <div>22. PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPT OFFICIAL TO BE FILED WITH THE APPROVED PLANS</div> <div>23. LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS.</div> <div>24. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASIN. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC 4.106.2.</div> <div>25. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2.</div> <div>26. THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FORM MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.0</div> <div>27. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1</div> <div>28. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT.</div> <div>29. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABEL TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.</div> <div>30. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOC. PLANS, SPECIFICATION BUILDER OR INSTALLER CERTIFICATIONS, INSPECTIONS REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH TO SHOW SUBSTANTIAL CONFORMATION.</div> <div>31. NEW SINGLE FAMILY RESIDENTIAL CONSTRUCTION SHALL BE DESIGNED FOR AGING-IN-PLACE DESIGN AND FALL PREVENTION PER R327<div>A) AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.</div><div>B) REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.</div><div>C) REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39-1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.</div><div>D) WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.</div><div>E) SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.</div><div>F) BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.</div></div>	<div>5. WHERE WHOLE HOUSE FANS ARE USED IN BATHROOM AREAS, THE FAN MUST RUN CONTINUOUSLY AND SHALL NOT BE TIED TO HUMIDITY CONTROL SENSOR. (CAL GREEN 4.506.1)</div> <div>6. ENVIRONMENTAL AIR DUCTS SHALL TERMINATE MIN. 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BLDG., AND 10' FROM A FORCED AIR INLET. (CMC 502.2.1)</div> <div>7. ALL HOSE BIBS ARE TO HAVE VACUUM BREAKERS. (CPC603.5.7)</div> <div>8. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" HORIZONTAL DRAINAGE SYSTEM LINE IS 3 (CPC TABLE 703.2)</div> <div>9. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" VERTICAL DRAINAGE LINE IS 4. (CPC TABLE 703.2)</div> <div>10. PROVIDE GAS LINES WITH A MN. CAPACITY OF 200,000BTU FOR WATER HEATER. (CAL ENERGY CODE 150.0(N)).</div> <div>11. PROVIDE A CONDENSATE DRAIN NO MORE THAN 2" ABOVE THE BASE OF THE WATER HEATER SPACE. (CAL ENERGY CODE 150.0 (N).</div> <div>12. INSULATE ALL HOT WATER PIPES. CAL ENERGY CODE 150.0(j) (2), and CPC 609.11)</div> <div>13. ISOLATION VALVES ARE REQ. FOR TANKLESS WATER HEATERS ON THE HOT AND COLD SUPPLY LINES WITH HOSE BIBS ON EACH VALVE, TO FLUSH THE HEAT EXCHANGER. (CAL ENERGY CODE 110.3(7).</div> <div>14. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS</div> <div>15. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)</div> <div>16. PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQ. OF SECTIONS 4.303.1.1 THROUGH 4.303.1.4.4.</div> <div>17. PLUMBING FIXTURES AND FITTINGS REQ. IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE THE APPLICABLE REFERENCE STANDARDS.</div>	<div>16. PER CEC 2022 150.0(N).1.A.: IF THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE THE FOLLOWING:A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND<div>ξ BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND</div><div>ξ A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT IN A ABOVE AND LABELED WITH THE WORDS "FUTURE 240V USE"; AND</div><div>ξ A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.</div></div> <div>17. ELECTRICAL RECEPTACLE OUTLETS IN BATHROOM MUST BE NO MORE THAN 48 INCHES OR LESS THAN 15-INCHES MEASURE FROM THE FINISHED FLOOR.</div> <div>18. DOORBELL BUTTON MUST BE INSTALLED NO MORE THAN 48 INCHES FROM EXTERIOR FLOOR.</div> <div>19. LUMINAIRE EFFICACY - ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS OF 2022 BUILDING ENERGY EFFICIENCY STANDARDS TABLE 150.0-A PER SECTION 150.0(K).</div>
				<div>ELECTRIC READY NOTES: 2022 ENERGY EFFICIENCY STANDARDS 150.0</div> <div>(S) ENERGY STORAGE SYSTEMS (ESS) READY. ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:<div>1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:<div>A. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR</div><div>B. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN ONE INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."</div></div><div>2. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.</div><div>3. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.</div><div>4. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.</div></div> <div>(T) HEAT PUMP SPACE HEATER READY. SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:<div>1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.</div><div>2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."</div></div> <div>(U) ELECTRIC COOKTOP READY. SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:<div>1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.</div><div>2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."</div></div> <div>(V) ELECTRIC CLOTHES DRYER READY. CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:<div>1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.</div><div>2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."</div></div>

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF ENCINITAS ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF ENCINITAS BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.

2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.

3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.

4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project

PRADU

City of Encinitas

revisions



description

General Notes

date

Month 20##

project no.

20##-xxxxxx

drawn by

xxx/xxx

sheet no.

G0.2

VERY HIGH FIRE SEVERITY ZONE (VHFSZ) NOTES			FIRE SPRINKLER NOTES																																																																																																																												
<p>GENERAL NOTE: THE ADU SHALL COMPLY WITH CHAPTER 7A OF THE CURRENT CALIFORNIA BUILDING CODE IF IT IS IN THE VHFSZ. STRUCTURES IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL PROVIDE & MAINTAIN A FUEL MODIFICATION ZONE. FUEL MODIFICATION ZONES: THE APPLICANT SHALL PROVIDE AND MAINTAIN FIRE/FUEL BREAKS TO THE SATISFACTION OF THE CITY'S FIRE DEPARTMENT. FIRE/FUEL BREAK SIZE (MINIMUM 100 FEET FROM STRUCTURE) & COMPOSITION SHALL BE DETERMINED BY THE FIRE DEPARTMENT & SHOWN ON THE IMPROVEMENT/GRADING PLANS, FINAL MAP, & BUILDING PLANS</p> <p>CBC CHAPTER 7A - MATERIALS & CONSTRUCTION METHODS FOR EXTERIOR WILDLIFE EXPOSURE IF THE PROPERTY THAT WILL CONTAIN THE ADU IS IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE THESE NOTES SHALL APPLY. THE JURISDICTION HAS DETERMINED THAT THIS PROJECT IS IN A WILDLIFE -URBAN INTERFACE AREA. PLEASE SHOW COMPLIANCE WITH THE FOLLOWING ITEMS FOR NEW BUILDINGS, PER THE 2022 CBC. EXCEPTIONS:</p> <p>1. BUILDINGS OF AN ACCESSORY CHARACTER CLASSIFIED AS A GROUP U OCCUPANCY AND NOT EXCEEDING 120 SQUARE FEET IN FLOOR AREA. WHEN LOCATED AT LEAST 30 FEET FROM AN APPLICABLE BUILDING.</p> <p>2. BUILDINGS OF AN ACCESSORY CHARACTER CLASSIFIES AS A GROUP U OCCUPANCY OF ANY SIZE LOCATED LEAST 50' FROM AN APPLICABLE BUILDING.</p> <p>3. BUILDINGS CLASSIFIED AS A GROUP U AGRICULTURE BUILDING. AS DEFINED IN SECTION 202 OF THE CODE (SEE ALSO APPENDIX C - GROUP U AGRICULTURE BUILDINGS), WHEN LOCATED AT LEAST 50' FROM AN APPLICABLE BUILDING.</p> <p>REQUIREMENTS:</p> <p>1. 705A.2 ROOF COVERINGS. WHERE THE ROOF PROFILE HAS AN AIRSPACE UNDER THE ROOF COVERING, INSTALLED OVER A COMBUSTIBLE DECK, A 72 LB. (32.7 KG) CAP SHEET COMPLYING WITH ASTM D3909 STANDARD SPECIFICATION FOR "ASPHALT ROLLED ROOFING (GLASS FELT) SURFACED WITH MINERAL GRANULES," SHALL BE INSTALLED OVER THE ROOF DECK. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS. TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDIED IN TO PREVENT INTRUSION OF FIRE OR EMBERS. EXCEPTION: CAP SHEET IS NOT REQUIRED WHEN NO LESS THAN 1" OF MINERAL WOOL BOARD OR OTHER NONCOMBUSTIBLE MATERIAL IS LOCATED BETWEEN THE ROOFING MATERIAL AND WOOD FRAMING OR DECK. ALTERNATELY, A CLASS A FIRE RATED ROOF UNDERLAYMENT, TESTED IN ACCORDANCE WITH ASTM E108, SHALL BE PERMITTED TO BE USED. IF THE SHEATHING CONSISTS OF EXTERIOR FIRE-RETARDANT TREATED WOOD, THE UNDERLAYMENT SHALL NOT BE REQUIRED TO COMPLY WITH A CLASS A CLASSIFICATION. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDIED IN TO PREVENT INTRUSION OF FIRE OR EMBERS.</p> <p>2. 705A.3 ROOF VALLEYS. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MIN. 72 POUND MINERAL - SURFACED NON PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. AT LEAST 36-INCH -WIDE RUNNING THE FULL LENGTH OF THE VALLEY.</p> <p>3. 705A.4 ROOF GUTTER. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.</p> <p>4. 706A.2 VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDFIRE FLAME And EMBER RESISTANT VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL. OR WUI VENTS TESTED TO ASTM E2886 AND LISTED, BY COMPLYING WITH ALL OF THE FOLLOWING REQUIREMENTS:</p> <p>A) THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST</p> <p>B) THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST</p> <p>C) THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 F</p> <p>5. 706A.2.1 VENTS THAT ARE INSTALLED ON A SLOPED ROOF, SUCH AS DORMER VENTS, SHALL COMPLY WITH ALL THE FOLLOWING</p> <p>A) VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MINIMUM OF $\frac{1}{16}$ - INCH AND SHALL NOT EXCEED $\frac{3}{8}$ - INCH IN DIAMETER</p> <p>B) THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE</p> <p>C) THE MESH MATERIAL SHALL BE CORROSION RESISTANT.</p> <p>6. 707A.3 EXTERIOR WALLS COVERINGS. THE EXTERIOR WALL COVERING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING REQUIREMENTS, EXCEPT AS PERMITTED FOR EXTERIOR WALL ASSEMBLIES COMPLYING WITH SECTION 707A.4:</p> <p>1. NONCOMBUSTIBLE MATERIAL</p> <p>2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2.</p> <p>3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2.</p> <p>7. 707A.3.1 EXTENT OF EXTERIOR WALL COVERING. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.</p>			<p>8. 707A.4 EXTERIOR WALL ASSEMBLIES. EXTERIOR WALL ASSEMBLIES OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED USING ONE OR MORE OF THE FOLLOWING METHODS. UNLESS THEY ARE COVERED BY AN EXTERIOR WALL COVERING COMPLYING WITH SECTION 707A.3:</p> <p>1. ASSEMBLY OF SAWN LUMBER OR GLUE LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE , OR SET CLOSE TOGETHER AND WELL SPIKED.</p> <p>2. LOG WALL CONSTRUCTION ASSEMBLY</p> <p>3. ASSEMBLY THAT HAS BEEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10 MINUTE DIRECT FLAME CONTACT EXPOSURE SET FORTH IN ASTM E2707 WITH THE CONDITIONS OF ACCEPTANCE SHOWN IN SECTION 707A.4.1.</p> <p>4. ASSEMBLY THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A TEN MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1</p> <p>5. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE WITH A 1-HOUR FIRE RESISTANCE RATING, RATED FROM THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL263</p> <p>6. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE CONTAINING ONE LAYER OF $\frac{3}{8}$-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR WALL COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.</p> <p>7. ASSEMBLY SUITABLE FOR EXTERIOR EXPOSURE CONTAINING ANY OF THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUEL AS COMPLYING WITH A 1-HOUR FIRE-RESISTANCE RATING, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263</p>																																																																																																																												
<p>11. 707A.7 EXTERIOR PORCH CEILINGS. THE EXPOSED UNDERSIDE OF THE EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:</p> <p>1. NON COMBUSTIBLE MATERIAL</p> <p>2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2</p> <p>3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2</p> <p>4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263</p> <p>5. ONE LAYER OF $\frac{5}{8}$" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT.</p> <p>6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.</p> <p>7. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-1</p> <p>8. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3</p> <p>EXCEPTION TO SECTION 707A.7: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION</p>			<p>14. 707A.10 UNDERSIDE OF APPENDAGES. WHEN REQUIRED BY THE ENFORCING AGENCY THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDER FLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:</p> <p>1. NONCOMBUSTIBLE MATERIAL</p> <p>2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2</p> <p>3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2</p> <p>4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263</p> <p>5. ONE LAYER OF $\frac{5}{8}$" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT.</p> <p>6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.</p> <p>7. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.</p> <p>EXCEPTION TO SECTION 707A.10: STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION WHEN CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER AND WELL SPIKED</p>																																																																																																																												
<p>12. 707A.8 FLOOR PROJECTIONS. THE EXPOSED UNDERSIDE OF A CANTILEVER FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ON OF THE FOLLOWING:</p> <p>1. NONCOMBUSTIBLE MATERIAL</p> <p>2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2</p> <p>3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2</p> <p>4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263</p> <p>5. ONE LAYER OF $\frac{5}{8}$" TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING</p> <p>6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.</p> <p>7. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.10 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.</p> <p>8. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN THE SFM STD 12-7A-3.</p> <p>EXCEPTION TO SECTION 707A.8: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION</p>			<p>15. 708A.2 EXTERIOR GLAZING. THE FOLLOWING EXTERIOR GLAZING MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:</p> <p>1. EXTERIOR WINDOWS</p> <p>2. EXTERIOR GLAZED DOORS</p> <p>3. GLAZED OPENINGS WITHIN EXTERIOR DOORS</p> <p>4. GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS</p> <p>5. EXTERIOR STRUCTURAL GLASS VENEERS</p> <p>6. SKYLIGHTS</p> <p>7. VENTS</p>																																																																																																																												
<p>13. 707A.9 UNDERFLOOR PROTECTION. THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:</p> <p>1. NONCOMBUSTIBLE MATERIAL</p> <p>2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2</p> <p>3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2</p> <p>4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263</p> <p>5. ONE LAYER OF $\frac{5}{8}$" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION</p> <p>6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIED TO THE UNDERSIDE OF THE RAFTER TAIS OR SOFFIT, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL</p> <p>7. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-1</p> <p>8. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3</p> <p>EXCEPTION TO SECTION 707A.9: STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION WHEN CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER AND WELL SPIKED.</p>			<p>16. 708A.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS:</p> <p>1. BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR</p> <p>2. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR</p> <p>3. HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 257, OR</p> <p>4. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.</p>																																																																																																																												
<p>17. 708A.3 EXTERIOR DOORS. EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:</p> <p>1. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL</p> <p>2. THE EXTERIOR SURFACE OR CLADDING SHALL BE IGNITION RESISTANT MATERIAL</p> <p>3. TEH EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:</p> <p>3.1 STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8" THICK.</p> <p>3.2 RAISED PANELS SHALL NOT BE LESS THAN 1-1/4" THICK. EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN $\frac{3}{8}$" THICK.</p> <p>4. THE EXTERIOR DOOR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO THE NFPA 252.</p> <p>5. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE IN SECTION 707A.3.1 WHEN TESTED IN ACCORDANCE WITH ASTM E2707.</p> <p>6. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.</p>			<p>18. 708A.3.1 EXTERIOR DOOR GLAZING. GLAZING IN EXTERIOR DOORS SHALL COMPLY WITH SECTION 708A2.1.</p>																																																																																																																												
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project

PRADU
City of Encinitas

revisions

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description

General
Notes

date

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project

PRADU
City of Encinitas



description

General
Notes

date ## Month 20##

project no. 20##_xxxxxx

drawn by xxx/xxx

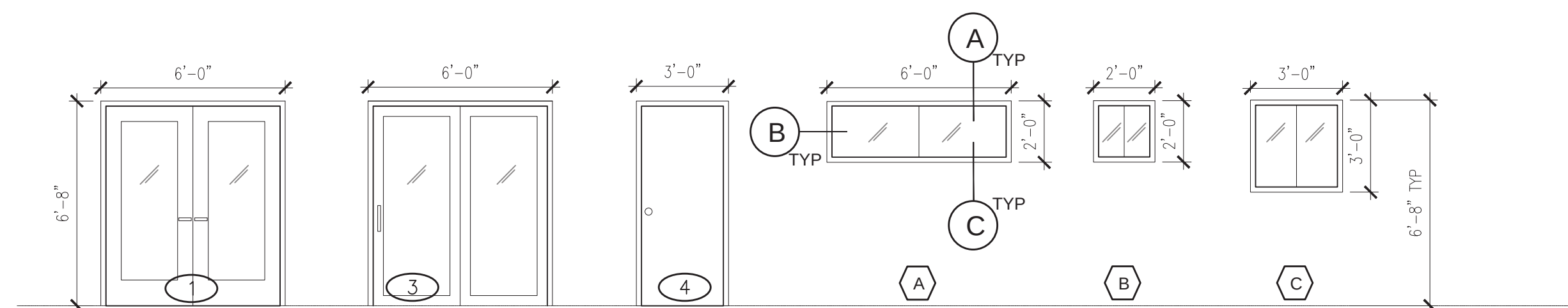
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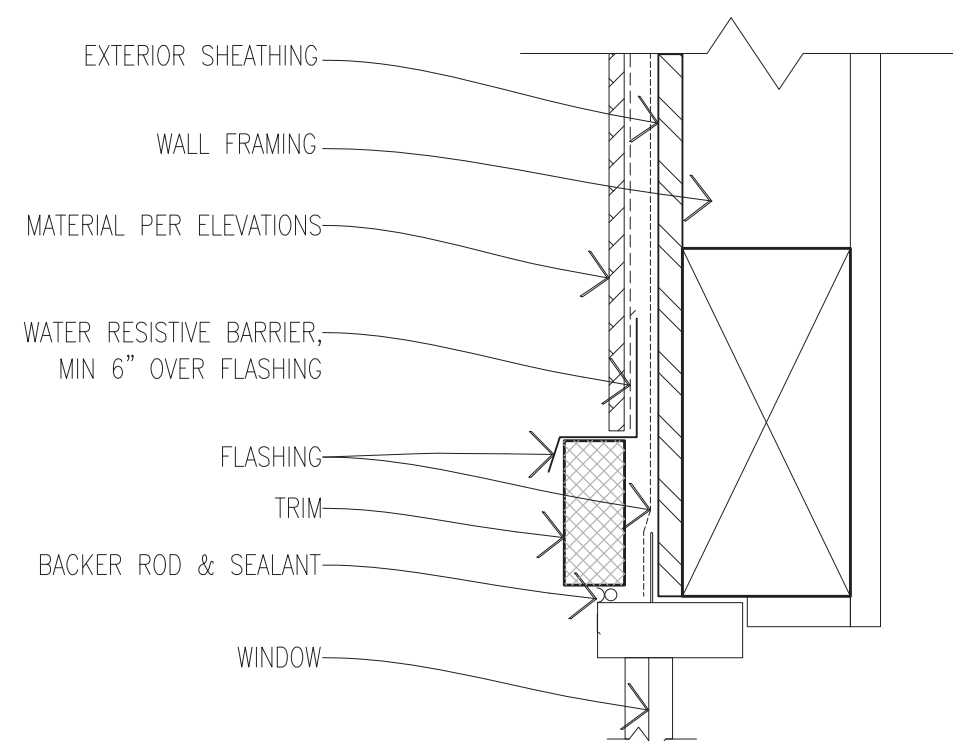
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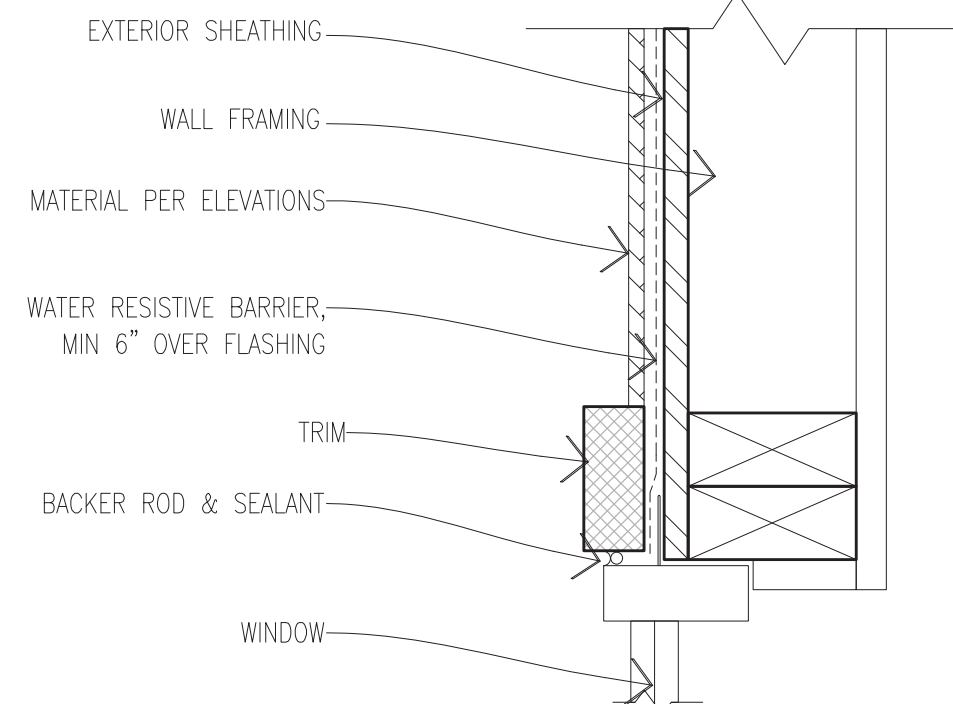
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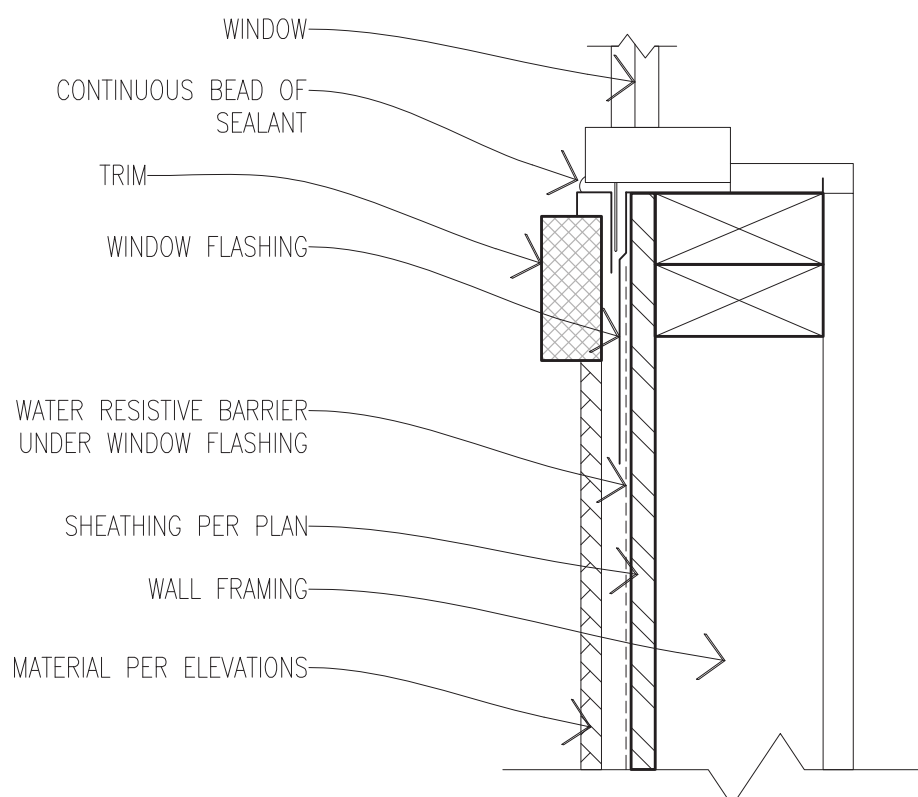
WINDOWS AND DOORS IN ELEVATION
SCALE: 1/4"=1'-0"



A HEAD
SECTION VIEW



B JAMB
PLAN VIEW



C SILL
SECTION VIEW

WINDOW DETAILS
SCALE: 3"=1'-0"

project
PRADU
City of Encinitas

revisions



description

Schedules & Notes

date ## Month 20##

project no. 20##_xxxxxx

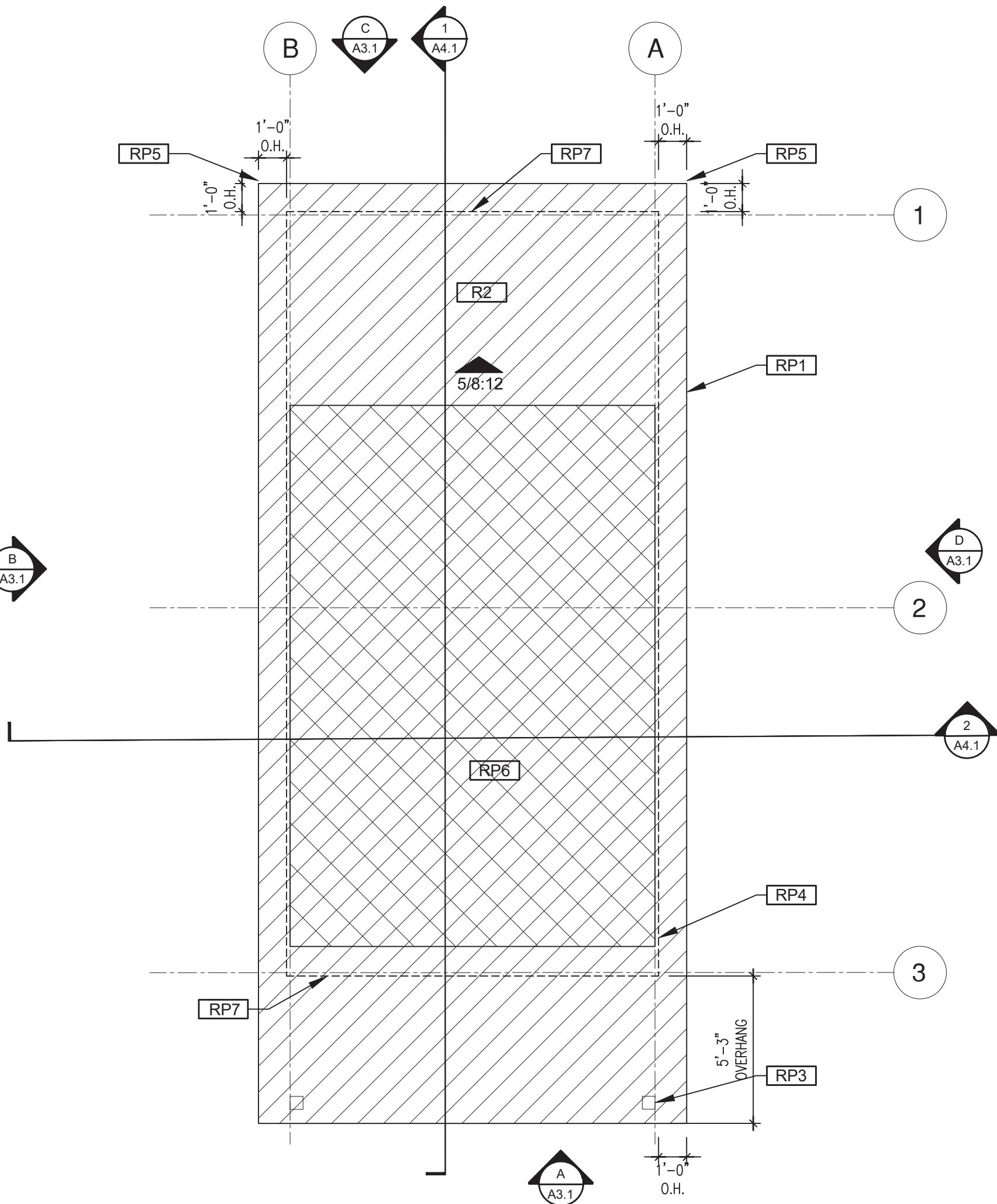
drawn by xxx/xxx

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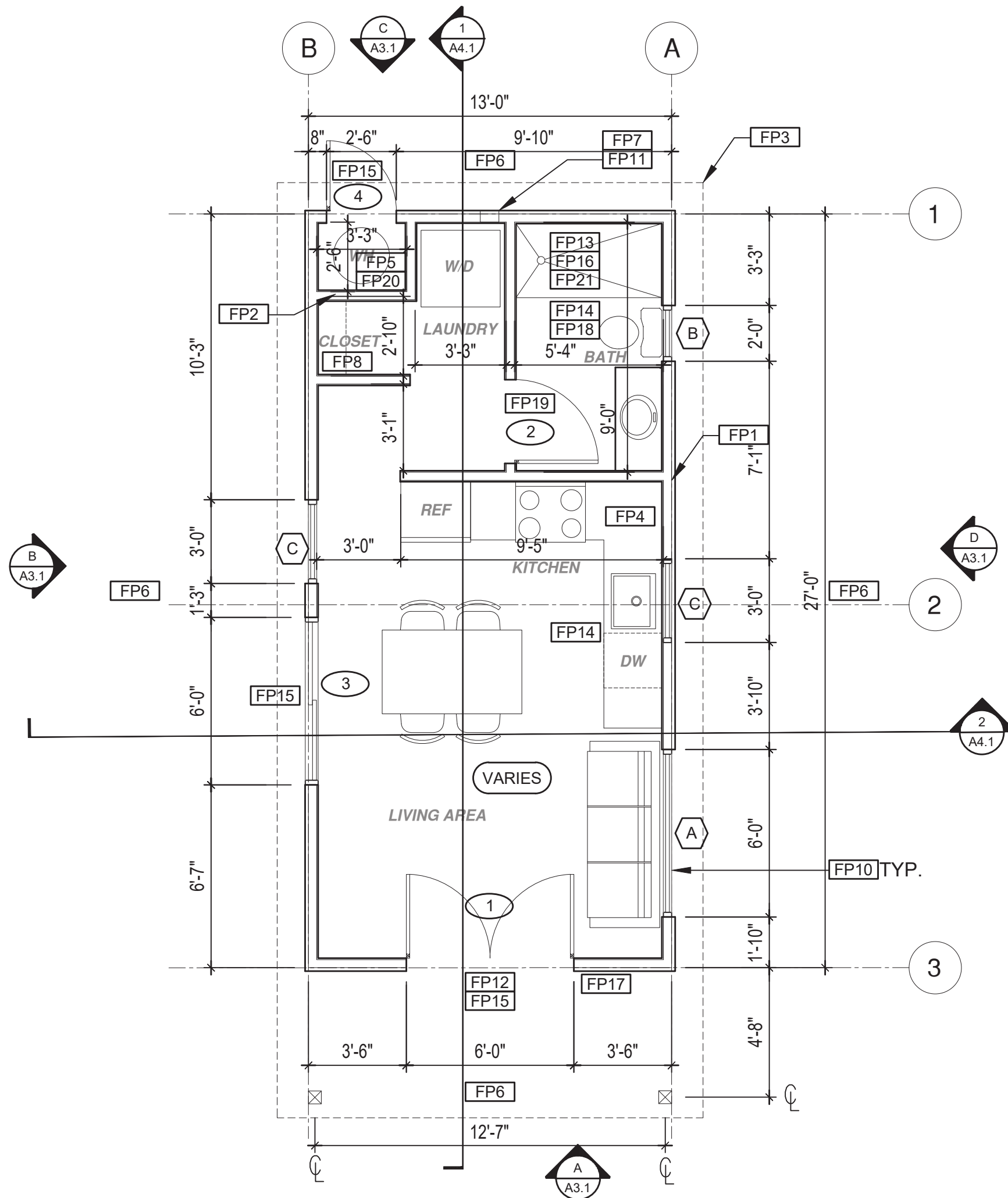
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ROOF PLAN

1/4"=1'-0"

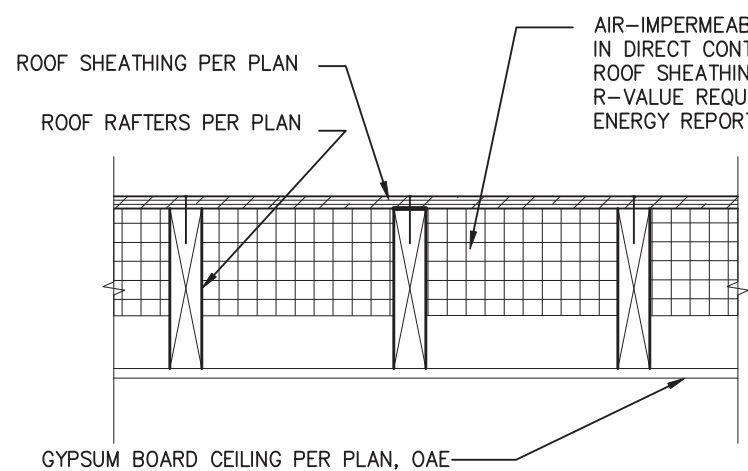


FLOOR PLAN

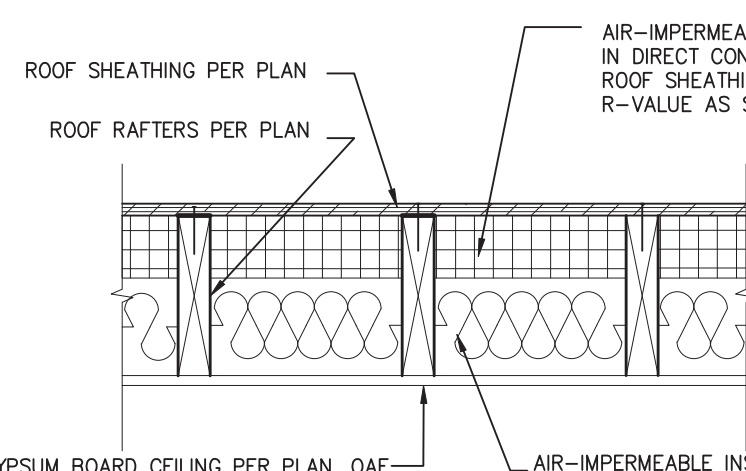
1/4"=1'-0"

350 SQ. FT.

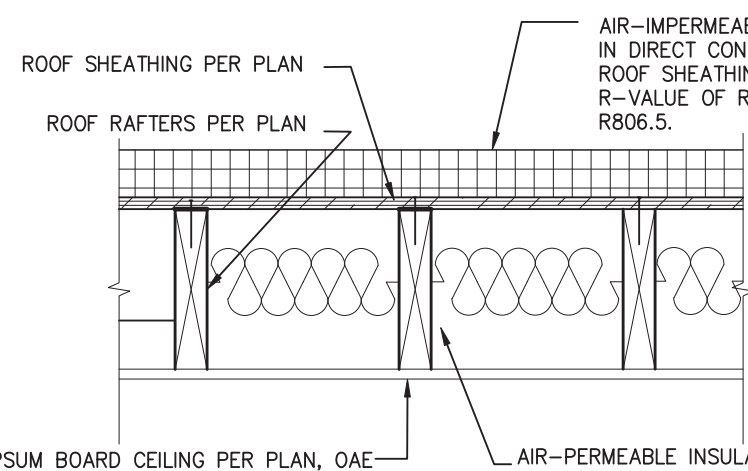
INSULATION DETAILS (FOR NON VENTED ROOFS ONLY)



- NOTES:
- 1) DESIGN BASE ON 2022CRC SECTION R806.5.5.1.1
 - 2) THE INSULATION R-VALUES SHOULD MEET THE R-VALUE REQUIRED BY THE ENERGY REPORT
 - 3) WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING



- NOTES:
- 1) DESIGN BASE ON 2022CRC SECTION R806.5.5.1.3
 - 2) THE COMBINED R-VALUES SHOULD MEET THE R-VALUE REQUIRED BY THE ENERGY REPORT
 - 3) WHERE AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING AND SHALL BE IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.



- NOTES:
- 1) DESIGN BASE ON 2022CRC SECTION R806.5.5.1.2
 - 2) THE COMBINED R-VALUES SHOULD MEET THE R-VALUE REQUIRED BY THE ENERGY REPORT
 - 3) WHERE AIR-PERMEABLE INSULATION IS PROVIDED INSIDE THE BUILDING THERMAL ENVELOPE, IT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.1.1. IN ADDITION TO THE AIR-PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL.

A INSULATION @ UNVENTED ROOF ASSEMBLY IMPERMEABLE ONLY SCALE: 1"=1'-0"

B INSULATION @ UNVENTED ROOF ASSEMBLY BOTH TYPES SCALE: 1"=1'-0"

C INSULATION AT UNVENTED ROOF ASSEMBLY - OVER/UNDER SCALE: 1"=1'-0"

ROOF KEYNOTES	FLOOR PLAN KEYNOTES	SOLAR READY NOTES	LEGEND
<p>RP1 LINE OF ROOF OVERHANG</p> <p>RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2</p> <p>RP3 SUPPORT POST BELOW</p> <p>RP4 LINE OF WALLS BELOW</p> <p>RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS</p> <p>RP6 DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET</p> <p>RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. MAX 1/2" MIN 1/8" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS ON THIS SHEET FOR NON VENTED EAVES SEE DETAILS A,B, & C ON THIS SHEET</p>	<p>FP1 STUD WALL SIZED PER STRUCTURAL</p> <p>FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING</p> <p>FP3 LINE OF OVERHANG ABOVE</p> <p>FP4 36" HIGH COUNTER</p> <p>FP5 WATER HEATER</p> <p>FP6 SLOPE SURFACE AWAY FROM BUILDING</p> <p>FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING</p> <p>FP8 CLOSET SHELF AND POLE</p> <p>FP9 EMERGENCY EGRESS WINDOW</p> <p>FP10 WINDOW MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING WHERE INDICATED TYPICAL ALL WINDOWS</p> <p>FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</p> <p>FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP</p> <p>FP13 SURROUND AROUND THE SHOWER MUST BE TEMPERED. GLAZING IN THE WALLS/DOORS FACING OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOLLS, SAUNAS, STEAM ROOMS AND INDOOR/OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE STANDING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60", MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL</p> <p>FP14 PER SECTION 301.1.1 CALGREEN AND CIVIL CODE 1101.3(c), ALL PLUMBING FIXTURES SHALL BE COMPLIANT WATER-CONSERVING PLUMBING FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</p> <p>FP15 LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE DOOR SERVED AND HAVE A MIN 36 INCH DEPTH MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 3/4" PER FOOT. LANDINGS OR FINISHED FLOORS AT EGRESS DOOR SHALL NOT BE MORE THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD FOR OUTWARD SWINGING DOORS OR 7.75" FOR DOORS THAT DO NOT SWING OUTWARD</p> <p>FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS ARE TO BE MOISTURE RESISTANT. CRC R307.2</p> <p>FP17 DOOR BELL BUTTON TO BE NO MORE THEN 48" ABOVE EXTERIOR FLOOR OR LANDING</p> <p>FP18 WATER CLOSET AND SHOWER TO HAVE REINFORCEMENT IN WALLS 2X6 NOMINAL AT 32" TO 39.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL NOTE #31 ON SHEET G0.2 FOR FURTHER INFORMATION</p> <p>FP19 DOOR TO HAVE A NET CLEAR OPENING OF 32"</p> <p>FP20 DESIGNATED 2'-6" x 2'-6" x 7" TALL MINIMUM AREA FOR FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER PER CEC 2022 SECTION 150.0(N)</p> <p>FP21 FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH</p>	<p>SOLAR READY ROOF AREA: MIN DIMENSION > 5FT, MIN. SF. > 80SF. PER CALIFORNIA ENERGY CODE SECTION 110.10(b)</p> <p>THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED NY LOCAL JURISDICTION</p> <p>SINGLE FAMILY RESIDENCE. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN 250SQFT.</p> <p>FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.</p> <p>ROOF VENTING: 15F. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA. 350 SF. VENTILATION AREA REQUIRED: $\frac{350SF}{150SF} = 2.33$ SF. CONVERT TO SQ. IN. $2.33SF \times 144 = 336$ SQ. IN. MINIMUM VENTILATION AREA REQUIRED: 336 SQ. IN.</p>	<p>SECTION CUT</p> <p>ELEVATION CALLOUT</p> <p>DETAIL DRAWING REF.</p> <p>WALL BELOW OR ROOF ABOVE</p> <p>SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2</p> <p>ROOFING</p> <p>KEYNOTE</p> <p>DOOR SYMBOL</p> <p>WINDOW SYMBOL</p> <p>CEILING HEIGHTS</p> <p>VAULTED CEILING</p> <p>ROOF SLOPE</p>
		VENTING CALCULATIONS	

project

PRADU
City of Encinitas

revisions

01

description

Roof/ Floor
Plan

date

Month 20##

project no.

20##-xxxxxx

drawn by

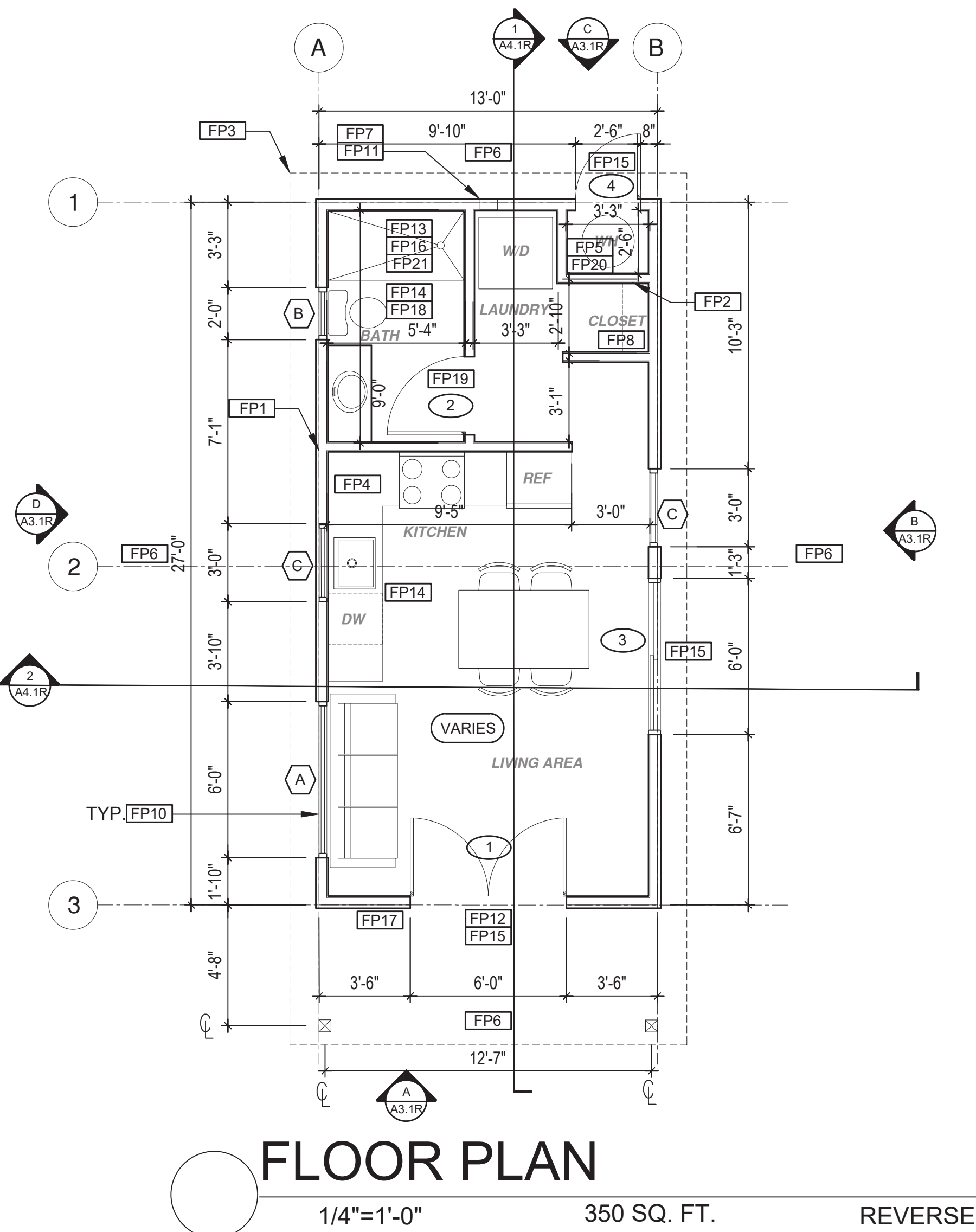
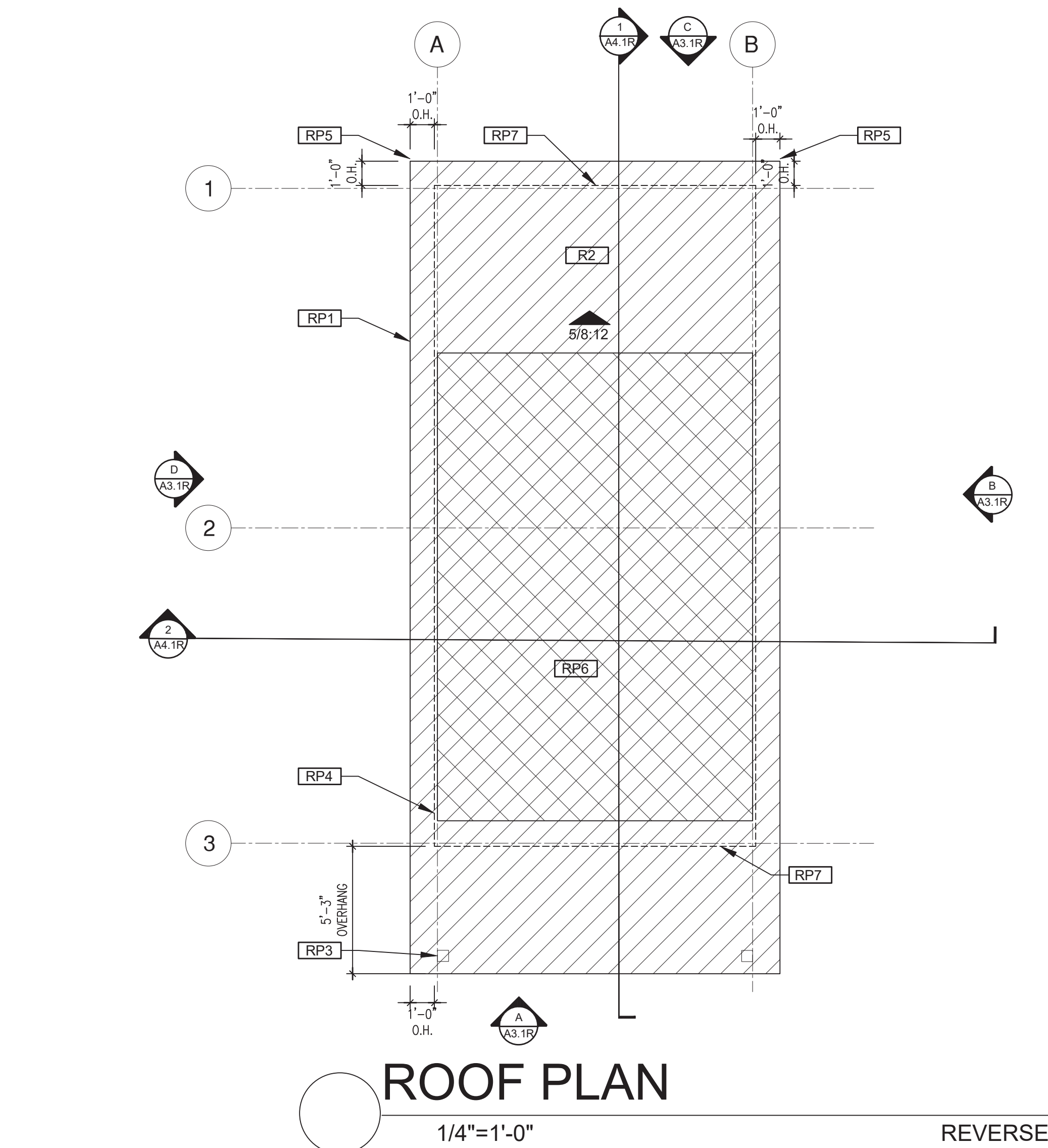
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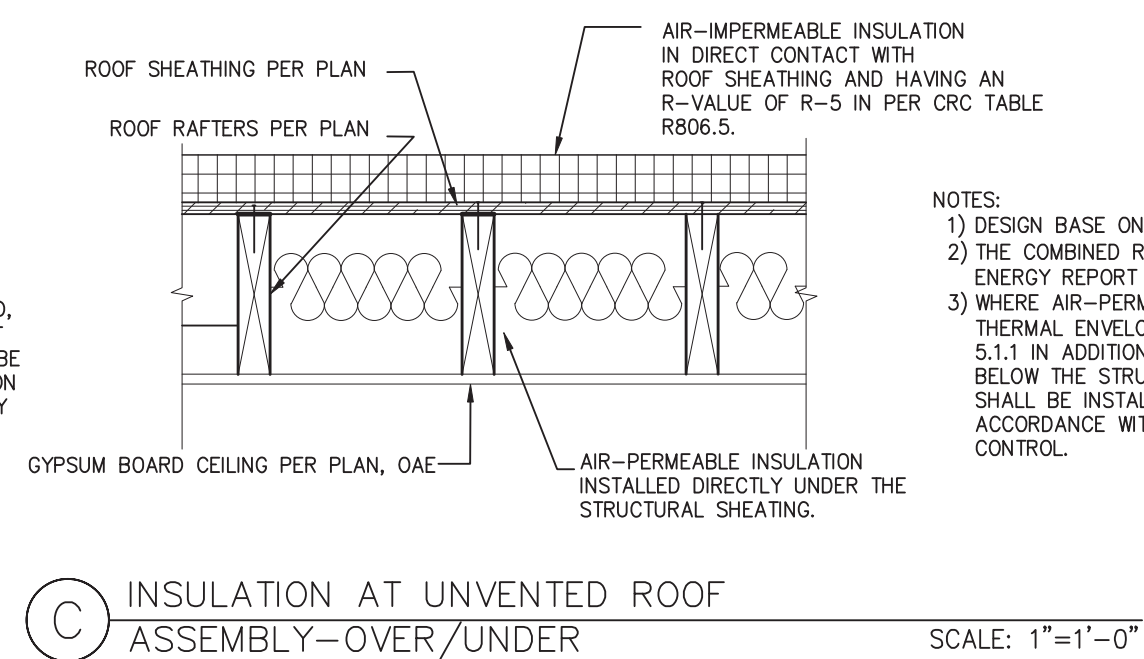
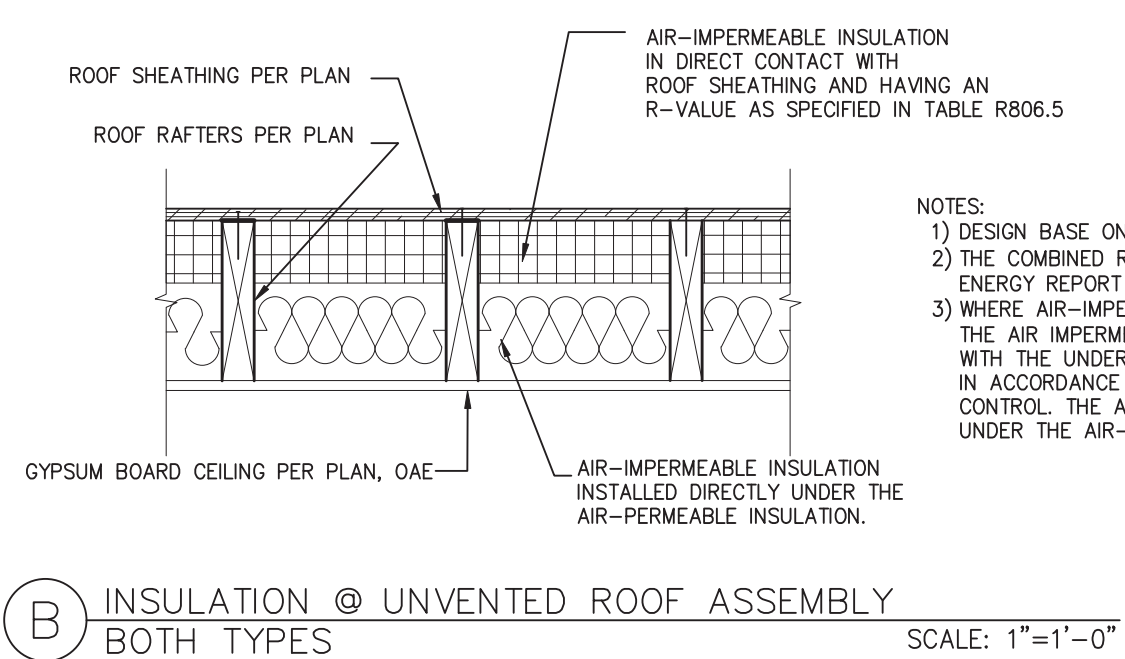
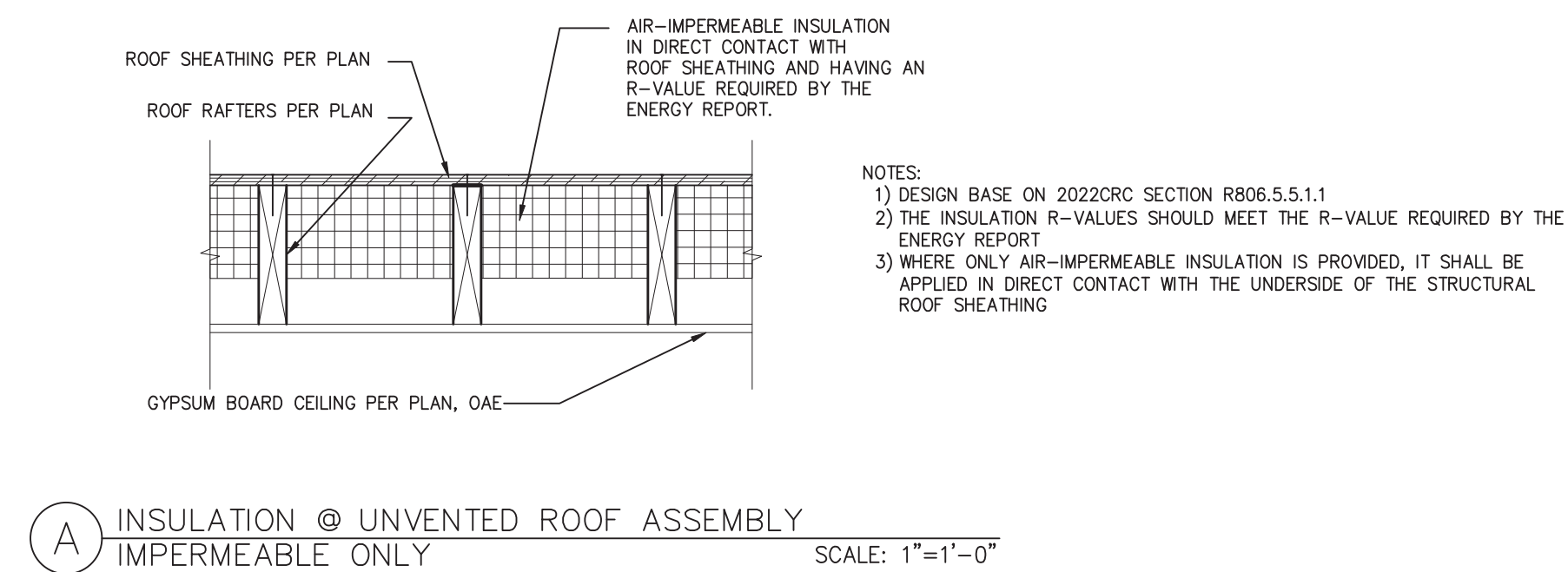
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INSULATION DETAILS (FOR NON VENTED ROOFS ONLY)



ROOF KEYNOTES	FLOOR PLAN KEYNOTES	SOLAR READY NOTES	LEGEND
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MAX 1/2" MIN 1/4" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS ON THIS SHEET FOR NON VENTED EAVES SEE DETAILS A,B, & C ON THIS SHEET</p>	<p>FP1 STUD WALL SIZED PER STRUCTURAL</p> <p>FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING</p> <p>FP3 LINE OF OVERHANG ABOVE</p> <p>FP4 36" HIGH COUNTER</p> <p>FP5 WATER HEATER</p> <p>FP6 SLOPE SURFACE AWAY FROM BUILDING</p> <p>FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING</p> <p>FP8 CLOSET SHELF AND POLE</p> <p>FP9 EMERGENCY EGRESS WINDOW</p> <p>FP10 WINDOW MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING WHERE INDICATED TYPICAL ALL WINDOWS</p> <p>FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</p> <p>FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP</p> <p>FP13 SURROUND AROUND THE SHOWER MUST BE TEMPERED. GLAZING IN THE WALLS/DOORS FACING OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND INDOOR/OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE STANDING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60", MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL</p> <p>FP14 PER SECTION 301.1.1 CALGREEN AND CIVIL CODE 1101.3(c), ALL PLUMBING FIXTURES SHALL BE COMPLIANT WATER-CONSERVING PLUMBING FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</p> <p>FP15 LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE DOOR SERVED AND HAVE A MIN 36 INCH DEPTH MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 3/4" PER FOOT. LANDINGS OR FINISHED FLOORS AT EGRESS DOOR SHALL NOT BE MORE THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD FOR OUTWARD SWINGING DOORS OR 7.75" FOR DOORS THAT DO NOT SWING OUTWARD</p> <p>FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS ARE TO BE MOISTURE RESISTANT. CRC R307.2</p> <p>FP17 DOOR BELL BUTTON TO BE NO MORE THEN 48" ABOVE EXTERIOR FLOOR OR LANDING</p> <p>FP18 WATER CLOSET AND SHOWER TO HAVE REINFORCEMENT IN WALLS 2X6 NOMINAL AT 32" TO 39.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL NOTE #31 ON SHEET G0.2 FOR FURTHER INFORMATION</p> <p>FP19 DOOR TO HAVE A NET CLEAR OPENING OF 32"</p> <p>FP20 DESIGNATED 2'-6" x 2'-6" x 7" TALL MINIMUM AREA FOR FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER PER CEC 2022 SECTION 150.0(N)</p> <p>FP21 FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH</p>	<p>SOLAR READY ROOF AREA: MIN DIMENSION > 5FT, MIN. SF. > 80SF. PER CALIFORNIA ENERGY CODE SECTION 110.10(b)</p> <p>THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED NY LOCAL JURISDICTION</p> <p>SINGLE FAMILY RESIDENCE. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN 250SQFT.</p> <p>FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.</p> <p>ROOF VENTING: 15F. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA. ENCLOSED RAFTER AREA: 350 SF. VENTILATION AREA REQUIRED: 350SF/150SF = 2.33 SF. CONVERT TO SQ. IN. 2.33SF x 144" = 336 SQ. IN. MINIMUM VENTILATION AREA REQUIRED: 336 SQ. IN.</p>	<p>SECTION CUT</p> <p>ELEVATION CALLOUT</p> <p>DETAIL DRAWING REF.</p> <p>WALL BELOW OR ROOF ABOVE</p> <p>SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2</p> <p>ROOFING</p> <p>KEYNOTE</p> <p>DOOR SYMBOL</p> <p>WINDOW SYMBOL</p> <p>CEILING HEIGHTS</p> <p>VAULTED CEILING</p> <p>ROOF SLOPE</p>
		VENTING CALCULATIONS	

project

PRADU
City of Encinitas

revisions



description

Roof/ Floor
Plan - Reverse

date

Month 20##

project no.

20##-xxxxxx

drawn by

xxx/xxx

sheet no.

A1.1R

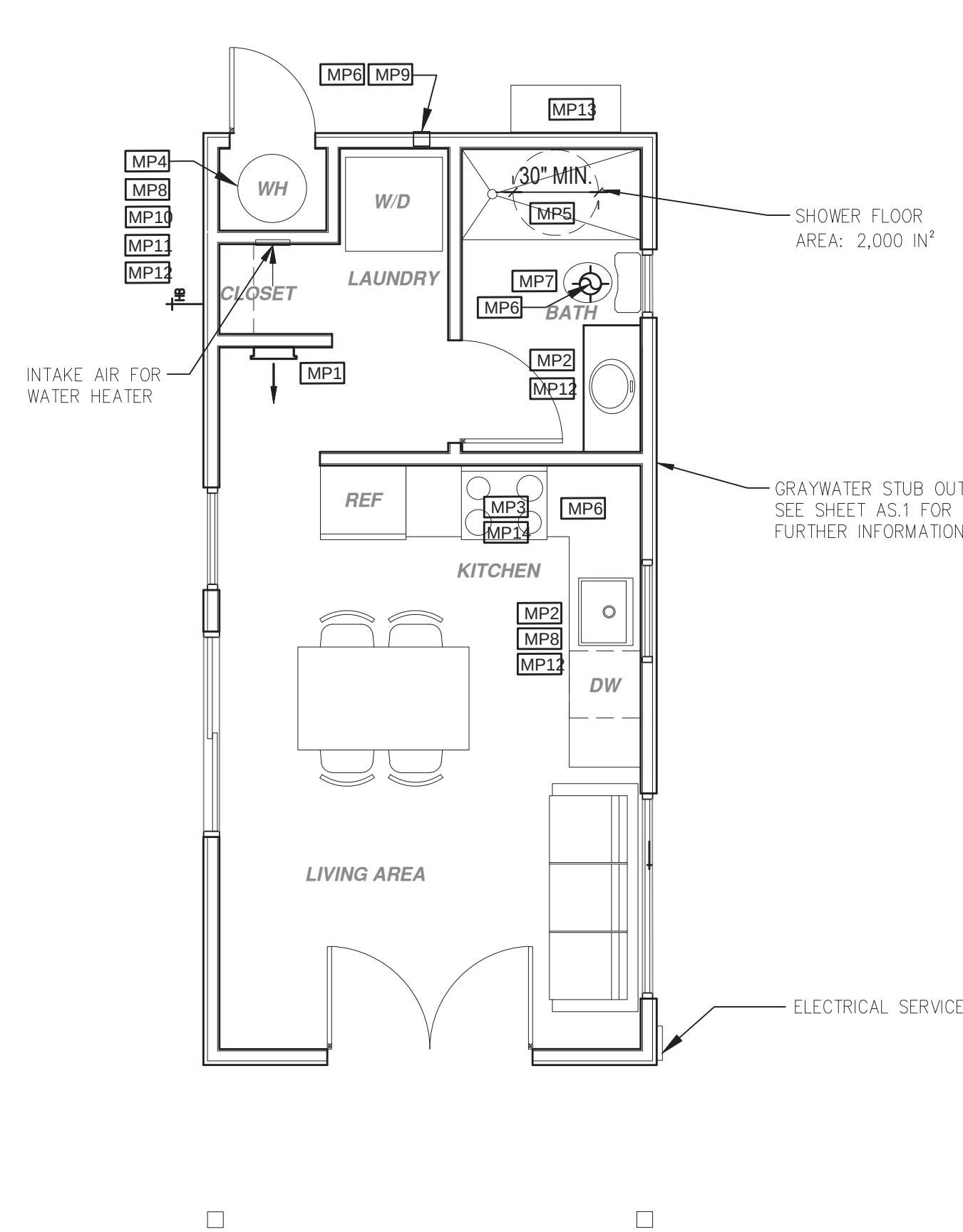
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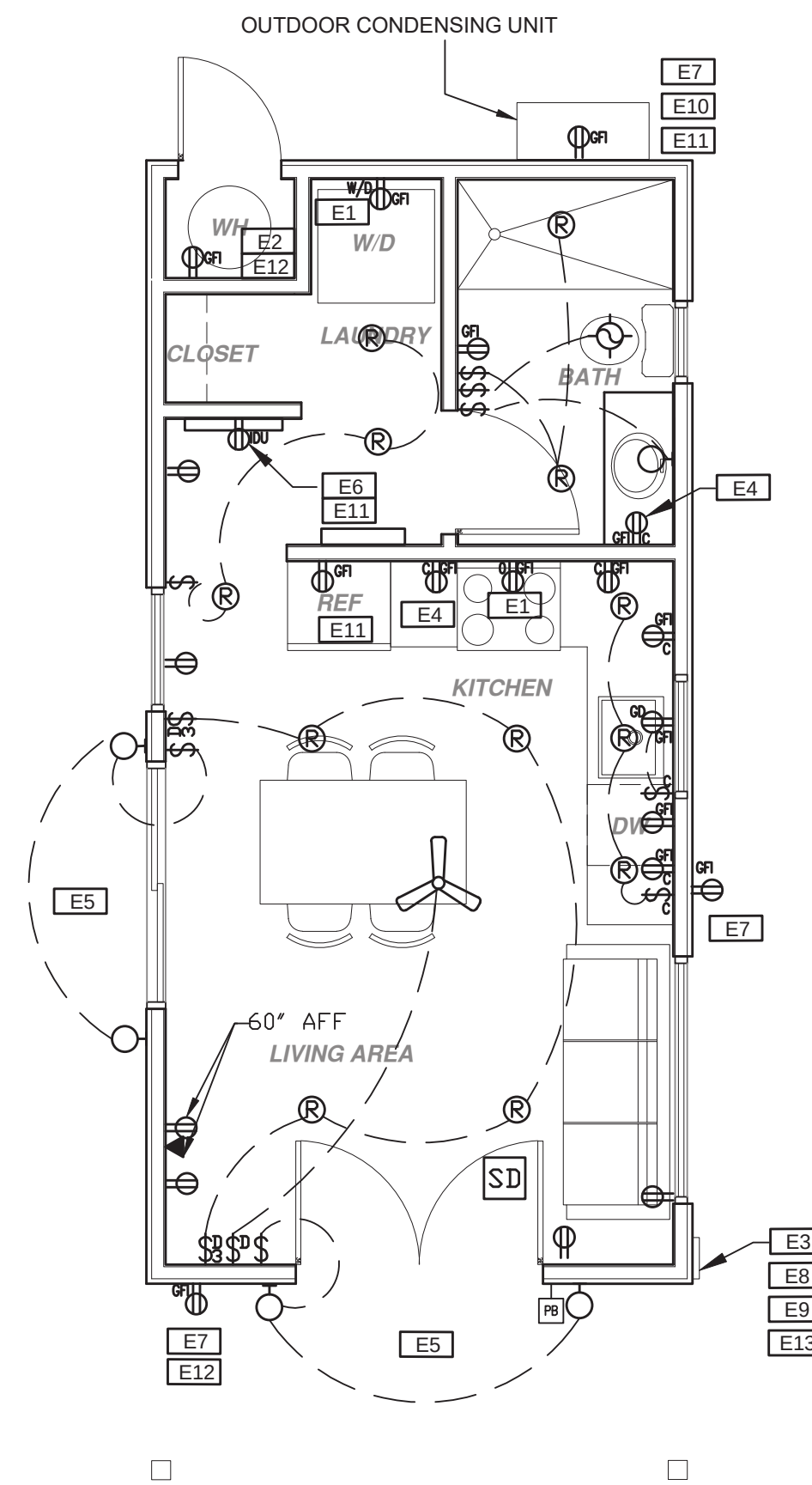
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MECHANICAL / PLUMBING PLAN

1/4"=1'-0"



ELECTRICAL PLAN

1/4"=1'-0"

* SEE SHEET AS.1 FOR ELECTRIC VEHICLE CHAGRINING REQUIREMENTS

project

PRADU
City of Encinitas

revisions

02

description

Mechanical/
Electrical/
Plumbing
Plans

date

Month 20##

project no.

20##-xxxxxx

drawn by

xxx/xxx

sheet no.

A2.1

MECHANICAL / PLUMBING KEYNOTES	ELECTRICAL KEYNOTES	MECHANICAL / PLUMBING LEGEND	ELECTRICAL LEGEND
<p>MP1 INDOOR UNIT MINI SPLIT SYSTEM.</p> <p>MP2 WATER CONSERVING FIXTURES: NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GAL. OF WATER PER FLUSH (LAVATOIRES) LIMITED TO 1.2 GPM. KITCHEN FAUCETS NOT TO EXCEED 1.8 GPM AT 60 PSI THEY CAN INCREASE THE FLOW MOMENTARILY BUT CANT EXCEED 2.2GALLONS PER MIN. AT 60 PSI AND MUST DEFAULT TO A MAX. FLOW RATE OF 1.6GALLONS PER MIN AT 60 PSI. AND SHOWERS NOT EXCEED 1.8 GPM AT 60 PSI AND ALL SHALL BE CERTIFIED TO MEET THE PERFORMANCE CRITERIA OF THE EPA WATERSENSE SPECIFICATIONS FOR SHOWERHEADS. CPC SECTIONS 407.408.411.412 AND SECTION 301.1.1 CALGREEN CODE AND CIVIL CODE 1101.3(c)</p> <p>MP3 EXHAUST HOOD ABOVE/TO BE SMOOTH METALLIC INTERIOR SURFACE (CMC 504.3)</p> <p>MP4 NEW 40 GAL. HEAT PUMP WATER HEATER. -TO HAVE CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2" ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS GRAVITY DRAINAGE</p> <p>MP5 CONTROL VALVES IN SHOWERS, BATHTUBS, & SINKS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIX VALVES</p> <p>MP6 MINIMUM OF 3 FT CLEARANCE TO ANY OPENING INTO BUILDING FOR EXHAUST FAN TERMINATIONS</p> <p>MP7 CLEARANCE FOR WATER CLOSET TO BE A MIN. OF 24" IN FRONT, AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.9)</p> <p>MP8 THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK AND THE COLD WATER PIPE WITHIN 5' OF WATER HEATER BOTH REQUIRE 1" INSULATION</p> <p>MP9 DRYER EXHAUST OUTLET FROM DRYER TO EXTERIOR MAX LENGTH 1'4" WITH MAXIMUM OF TWO 90° ELBOWS EXHAUST VENT MUST TERMINATE A MIN. OF 3' FROM ANY OPENING. MIN. TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL & SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4 INCHES NOMINAL (100 MM), & THE THICKNESS SHALL BE NOT LESS THAN 0.016 OF AN INCH (0.406 MM). EXHAUST DUCTS & DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS</p> <p>MP10 NEW WATER HEATER WITH T&P RELIEF VALVE AND DISCHARGE PIPE AT EXTERIOR. PROVIDE COMBUSTION AIR AND CLEARANCES PER MANUFACTURER REQUIREMENTS.</p> <p>MP11 WATER HEATER SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVES FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED</p> <p>MP12 ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED: 2" PIPE (7" INSULATION); 1" TO 1 1/2" PIPE (1-1 1/2" INSULATION)</p> <p>MP13 OUTDOOR CONDENSING UNIT TO BE PIPED TO INDOOR HVAC UNIT</p> <p>MP14 RANGE HOOD DUCTED TO EXTERIOR. FAN IS TO BE EITHER INTERMITTENT 100CFM OR CONTINUOUS 5 AIR CHANGES PER HOUR AND MUST HAVE A SONE RATING OF 1 FOR CONTINUOUS FAN AND 3 FOR INTERMITTENT FAN.</p>	<p>E1 DEDICATED 30 AMP/ 240V POWER FOR ELECTRIC DRYER OR OVEN. VERIFY REQUIREMENTS WITH APPLIANCE SPECIFICATIONS</p> <p>E2 OUTLET FOR NEW WATER HEATER WITHIN 3' OF WATER HEATER.</p> <p>E3 ELECTRICAL - SUB PANEL LOCATION</p> <p>E4 OUTLET AT COUNTER HEIGHT - SHALL COMPLY WITH CEC ARTICLE 210.52(C). IN KITCHENS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER. SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24" ISLAND IN PENINSULAR COUNTERS (12" X 24" LONG (OR GREATER) SHALL HAVE AT LEAST ONCE RECEPTACLE</p> <p>E5 OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR</p> <p>E6 OUTLET DEDICATED FOR INDOOR HVAC UNIT</p> <p>E7 WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED</p> <p>E8 OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL- ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER CEC 250.4</p> <p>E9 SEPARATE GROUND ELECTRODE SYSTEM PER CEC 250.4</p> <p>E10 OUTDOOR CONDENSING UNIT RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVING OF THE HEATING AND COOLING EQUIPMENT AND SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THIS RECEPTACLE SHALL BE GFCI-WP PROTECTED.</p> <p>E11 A DISCONNECTING MEANS CAPABLE OF DISCONNECTING AIR-CONDITIONING AND REFRIGERATING EQUIPMENT, INCLUDING MOTOR-COMPRESSORS AND CONTROLLERS FROM THE CIRCUIT CONDUCTOR IS REQUIRED WITHIN SIGHT FROM THE EQUIPMENT LOCATION PER CEC SECTION 440.11</p> <p>E12 PER CEC 2022 150.0(N) 1.A: THE DESIGNATED SPACE AND WATER HEATER AND IS TO COMPLY WITH ELECTRICAL NOTES 15816 ON SHEET G0.2</p> <p>E13 CONTRACTOR TO VERIFY MAIN PANEL</p>	<p>MECHANICAL</p> <p>EXHAUST FAN: MINIMUM 50 CFM TO BE DUCTED TO THE EXTERIOR AND SHALL PROVIDE FIVE AIR CHANGES PER HOUR. SECTION 1203.3. CFM AND NOISE RATING MAXIMUM 3 SONE FOR INTERMITTENT USE. SHALL BE ENERGY STAR RATED AND CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50-80% HUMIDITY.</p> <p>DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:</p> <ol style="list-style-type: none">1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ ACCA 2 MANUAL J-2011 OR EQUIVALENT.2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ ACCA 1 MANUAL D-2014 OR EQUIVALENT.3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ ACCA 3 MANUAL S-2014 OR EQUIVALENT. <p>RETURN AIR GRILLE, WALL MOUNTED</p> <p>SUPPLY AIR DIFFUSER, WALL MOUNTED</p> <p>THERMOSTAT</p> <p>HOSE BIB</p>	<p>FIRE DETECTION</p> <p>S1 SMOKE DETECTORS PER SECTION R314 DETECTORS SHALL BE PERMANENTLY WIRED WITH BATTERY BACKUP. SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT.</p> <p>SHALL COMPLY WITH THE FOLLOWING:</p> <ul style="list-style-type: none">AT LEAST 3' FROM THE TIP OF THE BLADE OF A CEILING-MOUNTED FANNOT LESS THAN 3' FROM THE DOOR OPENING OF A BATHROOMAT LEAST 20" FROM A COOKING APPLIANCE OR 10" FROM COOKING APPLIANCE WHEN THE ALARM IS AN IONIZING SMOKE ALARM PER NFPA 72 SECTION 29.9.3.4 ITEM 4AT LEAST 3' FROM SUPPLY REGISTERS OF A HEATING /COOLING SYSTEM <p>CM CARBON MONOXIDE ALARM PERMANENTLY WIRED WITH BATTERY BACKUP PER SECTION R315. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT.</p> <p>POWER/DATA</p> <p>CP TAMPER RESISTANT RECEPTACLE WALL MOUNTED, 110 V DUPLEX U.O.N.</p> <p>GF = WATER PROOF GFCI CT = COOKTOP GRILL 240 V OV = OVEN 240 V MW = MICROWAVE 110 V CD = GARBAGE DISPOSAL 110 V R = RANGE 220V C = COUNTER HEIGHT 6" ABV COUNTER IDU = INDOOR UNIT POWER 84" AFF W/D = WASHER/DRYER 30AMP/ 240AMP</p> <p>PHONE / DATA / MEDIA</p> <p>CEILING, WATERPROOF OUTLET FLOOR MOUNTED DUPLEX RECEPTACLE, VERIFY LOCATION IN FIELD.</p> <p>SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH APPLIANCE REQ.)</p> <p>SUB PANEL</p> <p>SWITCHING</p> <p>S1 SWITCH, MOUNT AT 43" AFF</p> <p>S2 THREE-WAY SWITCH</p> <p>S3 FOUR-WAY SWITCH</p> <p>S4 DIMMER SWITCH</p> <p>S5 MOUNT 6" ABV COUNTER</p> <p>MISC.</p> <p>CEILING FAN/LIGHT COMBO</p> <p>CIRCUIT WIRING</p> <p>DOOR BELL BUTTON</p> <p>LIGHTING</p> <p>R1 CEILING, RECESSED, DIRECTIONAL, ZERO CLEARANCE IC RATED LED BULB</p> <p>R2 CEILING, RECESSED, ZERO CLEARANCE IC RATED LED BULB</p> <p>R3 CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB</p> <p>R4 WALL MOUNTED LIGHT</p> <p>R5 JUNCTION BOX FLUSH CEILING MOUNTED</p> <p>R6 UNDER COUNTER LIGHTING</p> <p>R7 LOW VOLTAGE, LANDSCAPE LIGHT</p> <p>R8 FLUORESCENT FIXTURE (USE SHALLOW TYPE WHEN UNDER COUNTER)</p>
<p>%\$7+5220(+)\$867\$15(48.5(0(176 PER CGBC 4.506.1- EACH</p> <p>BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE-HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <= 50 % TO A MAXIMUM OF 80 %. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL(I.E. BUILT-IN)</p> <p>5(6,(17,\$(1(5*+/-7,1*5(48.5(0(176(6</p> <p>*IN THE KITCHEN, AT LEAST ONE-HALF OF THE WATTAGE RATING OF THE FIXTURES MUST BE HIGH EFFICACY.</p> <p>*IN THE BATHROOMS, AT LEAST ONE FIXTURE SHALL BE HIGH EFFICACY AND ALL REMAINING FIXTURES SHALL BE HIGH EFFICACY OR BE CONTROLLED BY A VACANCY SENSOR.</p> <p>*LIGHTING INSTALLED IN GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND BE CONTROLLED BY VACANCY SENSORS.</p>			

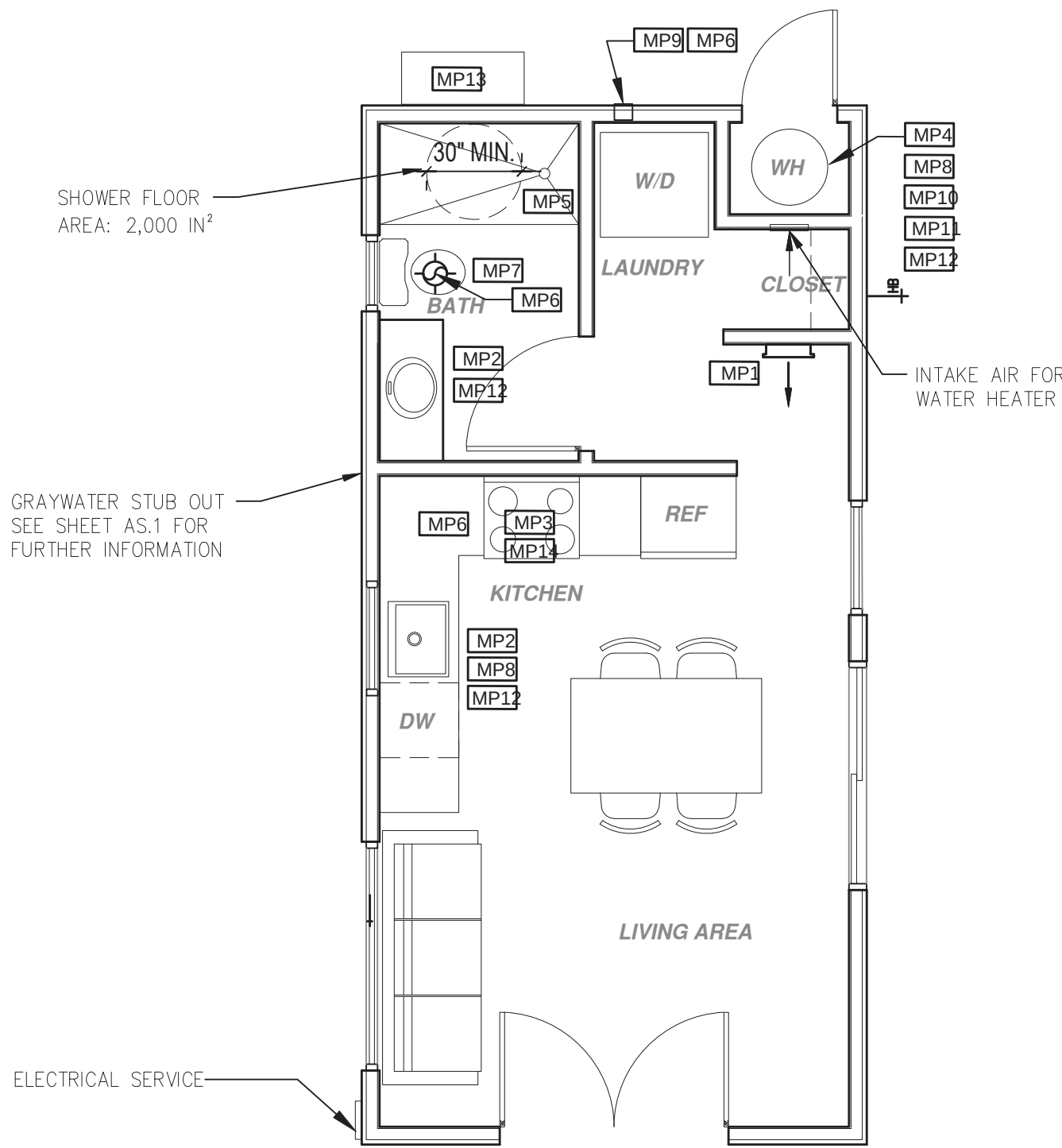
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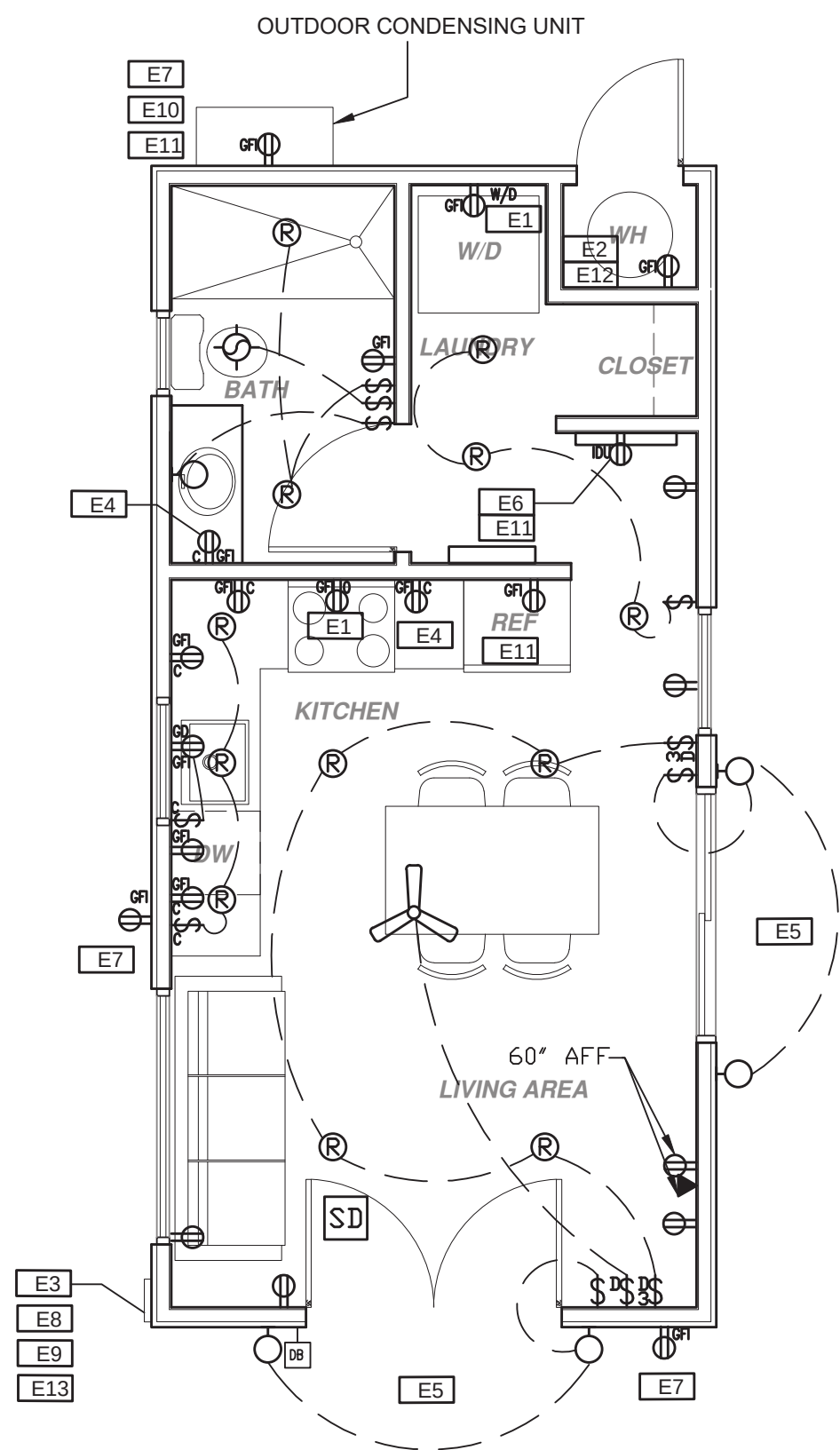
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MECHANICAL / PLUMBING PLAN

1/4"=1'-0"

REVERSE



ELECTRICAL PLAN

1/4"=1'-0"

REVERSE

* SEE SHEET AS.1 FOR ELECTRIC VEHICLE CHAGRINING REQUIREMENTS

project

PRADU
City of Encinitas

revisions

02

description

Mechanical/ Electrical/ Plumbing Plans - Reverse

date

Month 20#

project no.

20#N-xxxxxx

drawn by

xxx/xxx

sheet no.

A2.1R

MECHANICAL / PLUMBING KEYNOTES		ELECTRICAL KEYNOTES		MECHANICAL / PLUMBING LEGEND		ELECTRICAL LEGEND	
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HEAT PUMP WATER HEATER. -TO HAVE CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2" ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS GRAVITY DRAINAGE</div></div> <div><div>MP5</div><div>CONTROL VALVES IN SHOWERS, BATHTUBS, & BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIX VALVES</div></div> <div><div>MP6</div><div>MINIMUM OF 3 FT CLEARANCE TO ANY OPENING INTO BUILDING FOR EXHAUST FAN TERMINATIONS</div></div> <div><div>MP7</div><div>CLEARANCE FOR WATER CLOSET TO BE A MIN. OF 24" IN FRONT, AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.9)</div></div> <div><div>MP8</div><div>THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK AND THE COLD WATER PIPE WITHIN 5' OF WATER HEATER BOTH REQUIRE 1" INSULATION</div></div>	<div><div>MP9</div><div>DRYER EXHAUST OUTLET FROM DRYER TO EXTERIOR MAX LENGTH 1'4" WITH MAXIMUM OF TWO 90° ELBOWS EXHAUST VENT MUST TERMINATE A MIN. OF 3' FROM ANY OPENING. MIN. TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL & SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4 INCHES NOMINAL (100 MM), & THE THICKNESS SHALL BE NOT LESS THAN 0.016 OF AN INCH (0.406 MM). EXHAUST DUCTS & DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS</div></div> <div><div>MP10</div><div>NEW WATER HEATER WITH T&P RELIEF VALVE AND DISCHARGE PIPE AT EXTERIOR. PROVIDE COMBUSTION AIR AND CLEARANCES PER MANUFACTURER REQUIREMENTS.</div></div> <div><div>MP11</div><div>WATER HEATER SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVES FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED</div></div> <div><div>MP12</div><div>ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED: 2" PIPE (7" INSULATION); 1" TO 1 1/2" PIPE (1-1 1/2" INSULATION)</div></div> <div><div>MP13</div><div>OUTDOOR CONDENSING UNIT TO BE PIPED TO INDOOR HVAC UNIT</div></div> <div><div>MP14</div><div>RANGE HOOD DUCTED TO EXTERIOR. FAN IS TO BE EITHER INTERMITTENT 100CFM OR CONTINUOUS 5 AIR CHANGES PER HOUR AND MUST HAVE A SONE RATING OF 1 FOR CONTINUOUS FAN AND 3 FOR INTERMITTENT FAN.</div></div>	<div><div>E1</div><div>DEDICATED 30 AMP/ 240V POWER FOR ELECTRIC DRYER OR OVEN. VERIFY REQUIREMENTS WITH APPLIANCE SPECIFICATIONS</div></div> <div><div>E2</div><div>OUTLET FOR NEW WATER HEATER WITHIN 3' OF WATER HEATER.</div></div> <div><div>E3</div><div>ELECTRICAL - SUB PANEL LOCATION</div></div> <div><div>E4</div><div>OUTLET AT COUNTER HEIGHT - SHALL COMPLY WITH CEC ARTICLE 210.52(C). IN KITCHENS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER. SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24" ISLAND IN PENINSULAR COUNTERTOPS (12" X 24" LONG (OR GREATER) SHALL HAVE AT LEAST ONCE RECEPTACLE</div></div> <div><div>E5</div><div>OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR</div></div> <div><div>E6</div><div>OUTLET DEDICATED FOR INDOOR HVAC UNIT</div></div> <div><div>E7</div><div>WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED</div></div> <div><div>E8</div><div>OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL- ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER CEC 250.4</div></div> <div><div>E9</div><div>SEPARATE GROUND ELECTRODE SYSTEM PER CEC 250.4</div></div> <div><div>E10</div><div>OUTDOOR CONDENSING UNIT RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF THE HEATING AND COOLING EQUIPMENT AND SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THIS RECEPTACLE SHALL BE GFCI-WP PROTECTED.</div></div> <div><div>E11</div><div>A DISCONNECTING MEANS CAPABLE OF DISCONNECTING AIR-CONDITIONING AND REFRIGERATING EQUIPMENT, INCLUDING MOTOR-COMPRESSORS AND CONTROLLERS FROM THE CIRCUIT CONDUCTOR IS REQUIRED WITHIN SIGHT FROM THE EQUIPMENT LOCATION PER CEC SECTION 440.11</div></div> <div><div>E12</div><div>PER CEC 2022 150.0(N) 1.A: THE DESIGNATED SPACE AND WATER HEATER AND IS TO COMPLY WITH ELECTRICAL NOTES 158/16 ON SHEET G0.2</div></div> <div><div>E13</div><div>CONTRACTOR TO VERIFY MAIN PANEL</div></div>	<div><div>MECHANICAL</div><div><div><div><div>↕</div><div>RETURN AIR GRILLE, WALL MOUNTED</div></div><div><div>↕</div><div>SUPPLY AIR DIFFUSER, WALL MOUNTED</div></div><div><div>⊙</div><div>THERMOSTAT</div></div><div><div>—+—</div><div>HOSE BIB</div></div></div></div></div> <div><div><div>FIRE DETECTION</div><div><div><div>SD</div><div>SMOKE DETECTORS PER SECTION R314 DETECTORS SHALL BE PERMANENTLY WIRED WITH BATTERY BACKUP. SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT.</div></div><div><div>SHALL COMPLY WITH THE FOLLOWING:</div><div><div>⚡</div><div>AT LEAST 3' FROM THE TIP OF THE BLADE OF A CEILING-MOUNTED FAN</div></div><div><div>⚡</div><div>NOT LESS THAN 3' FROM THE DOOR OPENING OF A BATHROOM</div></div><div><div>⚡</div><div>AT LEAST 20" FROM A COOKING APPLIANCE OR 10' FROM COOKING APPLIANCE WHEN THE ALARM IS AN IONIZING SMOKE ALARM PER NFPA 72 SECTION 29.9.3.4 ITEM 4</div></div><div><div>⚡</div><div>AT LEAST 3' FROM SUPPLY REGISTERS OF A HEATING /COOLING SYSTEM</div></div></div><div><div>CM</div><div>CARBON MONOXIDE ALARM PERMANENTLY WIRED WITH BATTERY BACKUP PER SECTION R315. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT.</div></div></div></div><div><div><div>POWER/DATA</div><div><div><div>⚡</div><div>TAMPER RESISTANT RECEPTACLE WALL MOUNTED, 110 V DUPLEX U.O.N.</div></div><div><div>⚡</div><div>GFI = WATER PROOF GFCI</div></div><div><div>⚡</div><div>CT = COOKTOP GRILL 240 V</div></div><div><div>⚡</div><div>O = OVEN 240 V</div></div><div><div>⚡</div><div>MW = MICROWAVE 110 V</div></div><div><div>⚡</div><div>CD = GARBAGE DISPOSAL 110 V</div></div><div><div>⚡</div><div>R = RANGE 220V</div></div><div><div>⚡</div><div>C = COUNTER HEIGHT 6" ABV COUNTER</div></div><div><div>⚡</div><div>IDU = INDOOR UNIT POWER 84" AFF</div></div><div><div>⚡</div><div>W/D = WASHER/DRYER 30AMP/ 240AMP</div></div><div><div>⚡</div><div>PHONE / DATA / MEDIA</div></div><div><div>⚡</div><div>CEILING, WATERPROOF OUTLET FLOOR MOUNTED DUPLEX RECEPTACLE, VERIFY LOCATION IN FIELD.</div></div><div><div>⚡</div><div>SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH APPLIANCE REQ.)</div></div><div><div>⚡</div><div>SUB PANEL</div></div></div></div><div><div><div>SWITCHING</div><div><div><div>⚡</div><div>SWITCH, MOUNT AT 43" AFF</div></div><div><div>⚡</div><div>THREE-WAY SWITCH</div></div><div><div>⚡</div><div>FOUR-WAY SWITCH</div></div><div><div>⚡</div><div>DIMMER SWITCH</div></div><div><div>⚡</div><div>MOUNT 6" ABV COUNTER</div></div></div><div><div>MISC.</div><div><div><div>⚡</div><div>CEILING FAN/LIGHT COMBO</div></div><div><div>⚡</div><div>CIRCUIT WIRING</div></div><div><div>⚡</div><div>DOOR BELL BUTTON</div></div></div></div></div><div><div><div>LIGHTING</div><div><div><div>⚡</div><div>CEILING, RECESSED, DIRECTIONAL, ZERO CLEARANCE IC RATED LED BULB</div></div><div><div>⚡</div><div>CEILING, RECESSED, ZERO CLEARANCE IC RATED LED BULB</div></div><div><div>⚡</div><div>CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB</div></div><div><div>⚡</div><div>WALL MOUNTED LIGHT</div></div><div><div>⚡</div><div>JUNCTION BOX FLUSH CEILING MOUNTED</div></div><div><div>⚡</div><div>UNDER COUNTER LIGHTING</div></div><div><div>⚡</div><div>LOW VOLTAGE, LANDSCAPE LIGHT</div></div><div><div>⚡</div><div>FLUORESCENT FIXTURE (USE SHALLOW TYPE WHEN UNDER COUNTER)</div></div></div></div></div></div></div></div>				
						<div><div>%\$7+5220(+)\$867\$15(48.5(0(176</div><div>PER CGBC 4.506.1- EACH</div></div> <div><div>BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE-HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <= 50 % TO A MAXIMUM OF 80 %. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL(I.E. BUILT-IN)</div></div> <div><div>5(6,(17,(1(5*+/-7,1*5(48.5(0(176(6</div><div>*IN THE KITCHEN, AT LEAST ONE-HALF OF THE WATTAGE RATING OF THE FIXTURES MUST BE HIGH EFFICACY.</div><div>*IN THE BATHROOMS, AT LEAST ONE FIXTURE SHALL BE HIGH EFFICACY AND ALL REMAINING FIXTURES SHALL BE HIGH EFFICACY OR BE CONTROLLED BY A VACANCY SENSOR.</div><div>*LIGHTING INSTALLED IN GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND BE CONTROLLED BY VACANCY SENSORS.</div></div>	

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City of Encinitas

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01

description
Exterior
Elevations

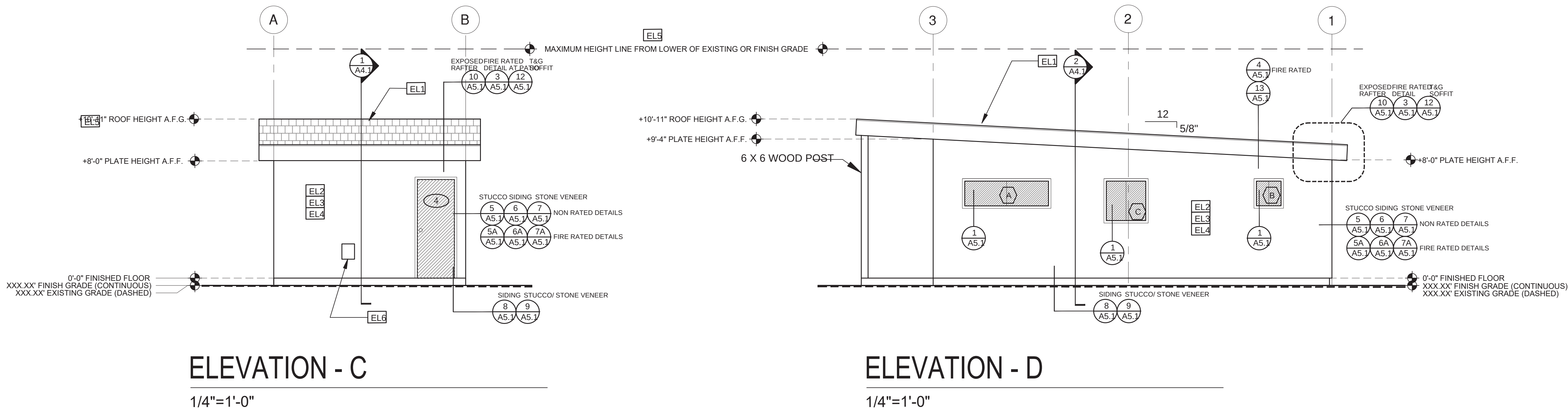
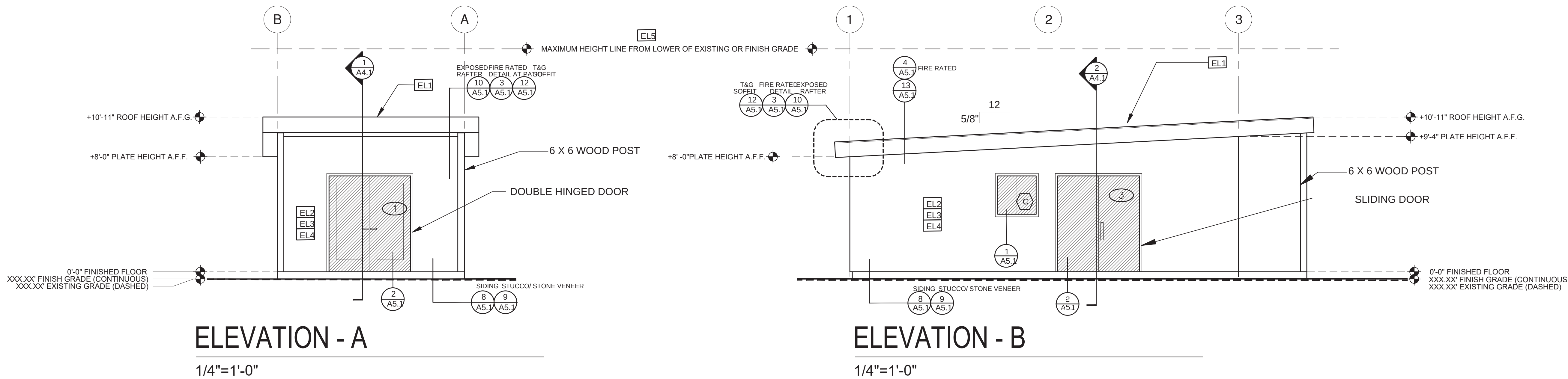
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sheet no.

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ELEVATION KEYNOTES	ELEVATION GENERAL NOTES	LEGEND
<p>EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS</p> <p>EL2 SIDING</p> <p>EL3 STUCCO</p> <p>EL4 STONE VENEER</p> <p>EL5 HEIGHT IS MEASURED AT THE BUILDING LINE. FROM THE LOWER OF EXISTING AND PROPOSED GRADES IF LOT EXCEEDS 10% (EXCLUSIVE OF RR ZONE), THEN THE ADDITIONAL HEIGHT LIMITATION NEEDS TO BE SHOWN</p> <p>EL6 DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)</p>	<p>1. ALL DIMENSIONS TO FINISH FACE, U.N.O.</p> <p>2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.</p> <p>3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.</p> <p>4. REFER TO FRAMING PLANS, FLOOR PLANS, AND SECTIONS FOR CLARIFICATION AND DIMENSIONS</p> <p>5. SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS</p> <p>6. LATH & PLASTER A. MATERIALS FOR PLASTER IS TO BE THE STANDARD PRODUCTS OF RECOGNIZED MANUFACTURES, AND SHALL BE AS MANUFACTURED BY US GYPSUM CO. AND APPROVED BY THE LATH AND PLASTER INSTIGAT OR APPROVED EQUAL. B. ALL PLASTER CORNER BEADS, CASING BEADS, CONTROL JOINTS, EXPANSION SCREDS AND ACCESSORIES ARE TO BE GALVANIZED PROVIDE CASING BEADS AT ALL JOINTS OF STUCCO TO DISSIMILAR SURFACES UNLESS OTHERWISE NOTED C. WHERE INDICATED ON THE DRAWINGS, PORTLAND CEMENT PLASTER IS TO BE HAND APPLIED (3) THREE COAT WORK, 7/8" THICK ON EXTERIOR SURFACES. THE COATS ARE TO CONSIST OF A SCRATCH (3/8") AND A TWO COAT FINISH (1/8" MIN.) COAT PROPORTIONED AND MIXED ADS RECOMMENDED BY THE CALIFORNIA LATHING AND PLASTERING CONTRACTORS ASSOCIATION.</p> <p>7. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.</p> <p>8. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.</p> <p>10. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK</p> <p>11. APPLICANT NEEDS TO SHOW EXISTING AND FINISH GRADE AND HEIGHT LIMITATION LINE FROM LOWER OF THE EXISTING OR FINISH GRADE.</p> <p>12. IF LOT EXCEEDS 10% (EXCLUSIVE OF RR ZONE), THEN THE ADDITIONAL HEIGHT LIMITATION NEEDS TO BE SHOWN</p>	<p>SECTION CUT</p> <p>ELEVATION CALLOUT</p> <p>DETAIL DRAWING REF.</p> <p>ELEVATION MARKER</p> <p>KEYNOTE</p> <p>DOOR SYMBOL</p> <p>WINDOW SYMBOL</p> <p>TEMPERED GLASS</p> <p>GLAZING</p> <p>ROOFING</p>

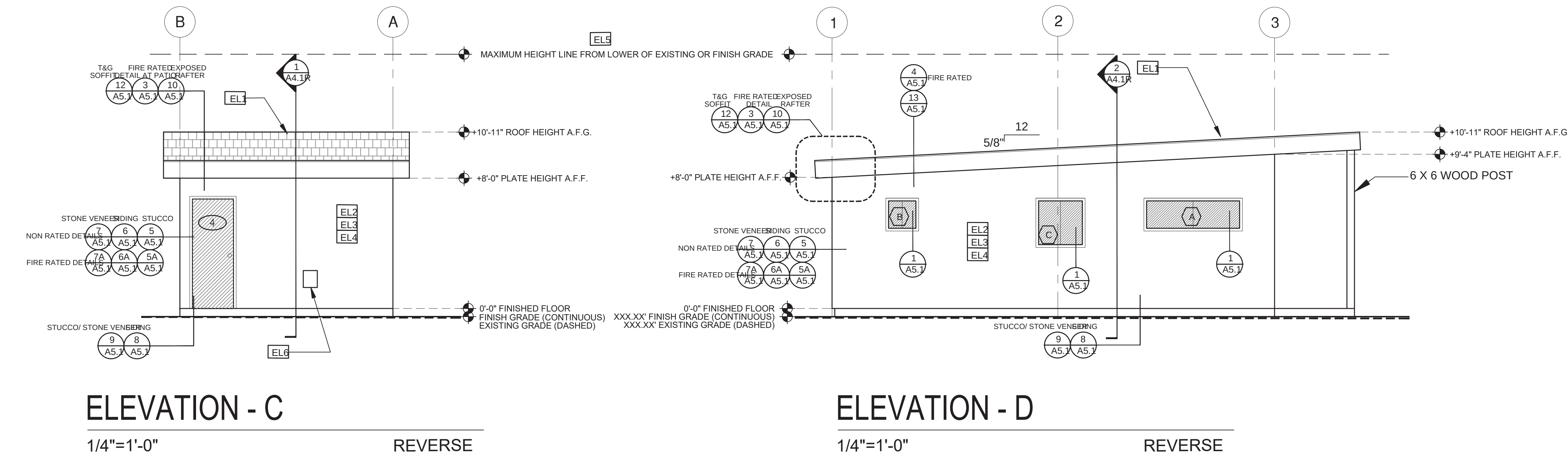
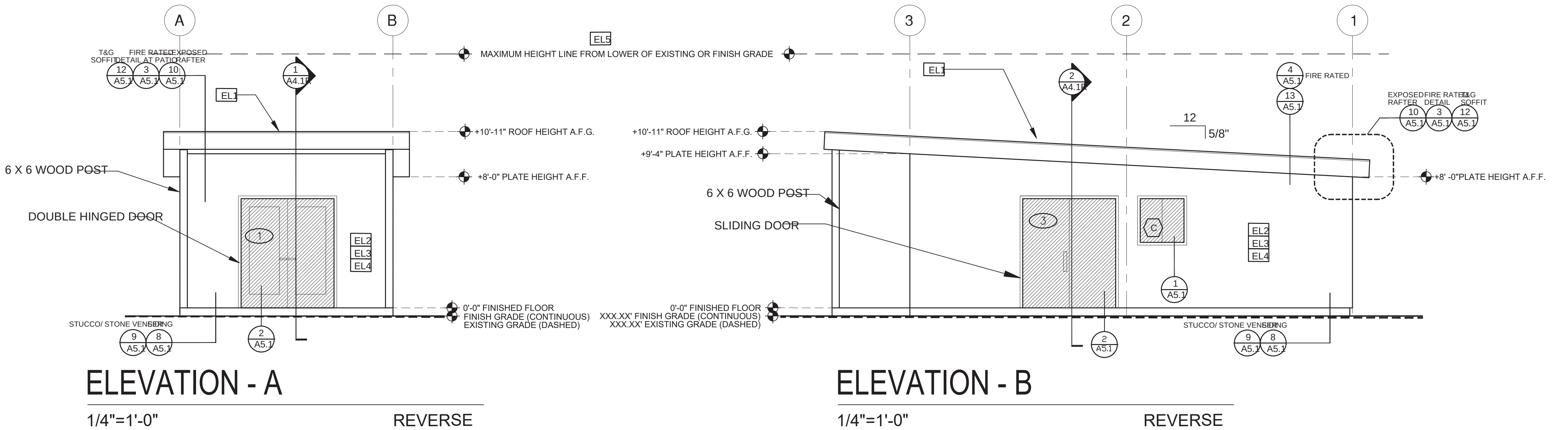
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project

PRADU
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01

description

Exterior
Elevations
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date

Month 20##

project no.

20##-xxxxxx

drawn by

xxx/xxx

sheet no.

A3.1R

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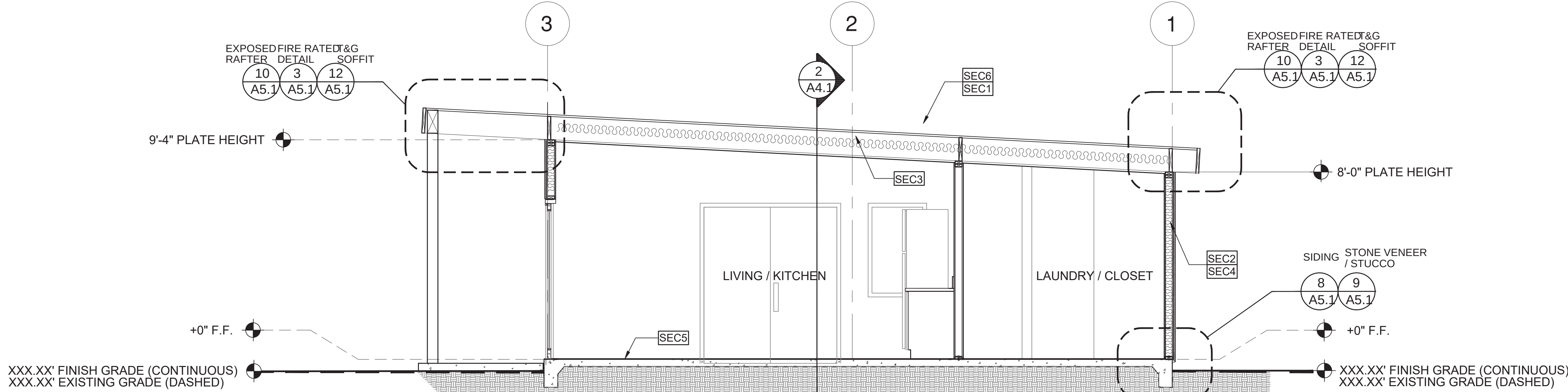
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date ## Month 20##

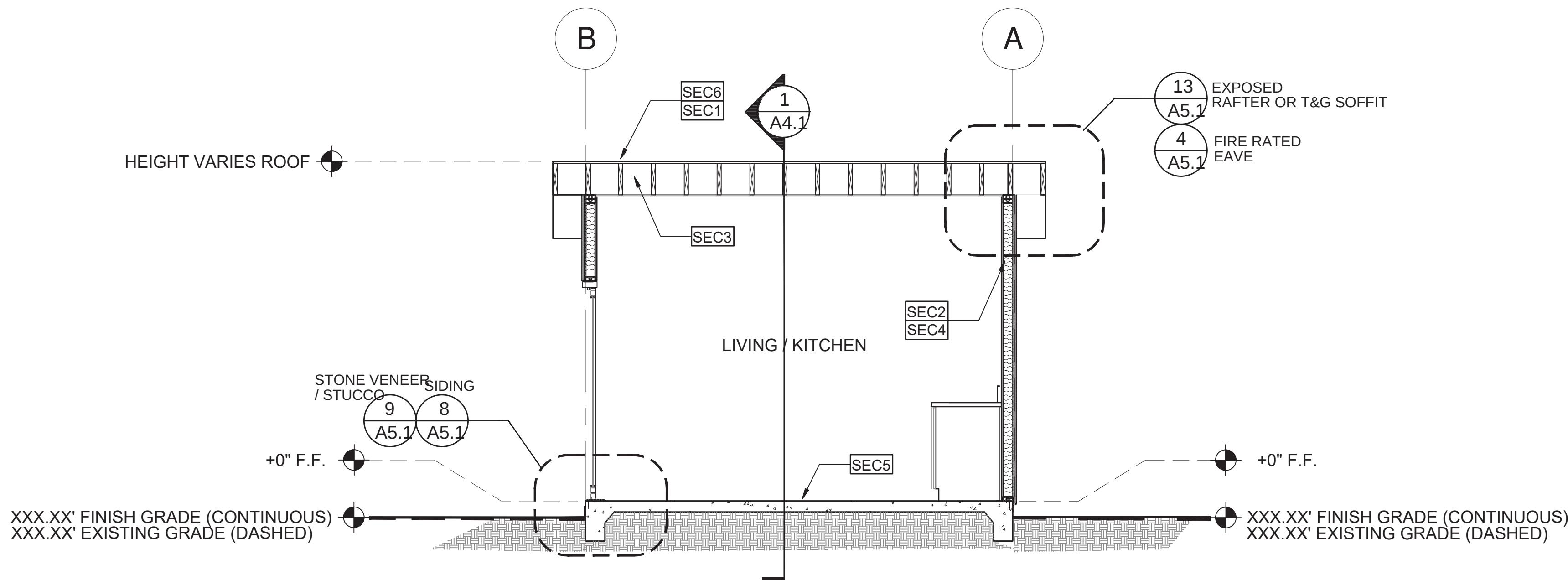
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drawn by xxx/xxx

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1 Section - Studio
3/8"=1'-0"



2 SECTION - Studio
3/8"=1'-0"

SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
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BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF ENCINITAS ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF ENCINITAS BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.

2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.

3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.

4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project

PRADU

City of Encinitas

revisions

01

description

Building Sections

- Reverse

date

Month 20##

project no.

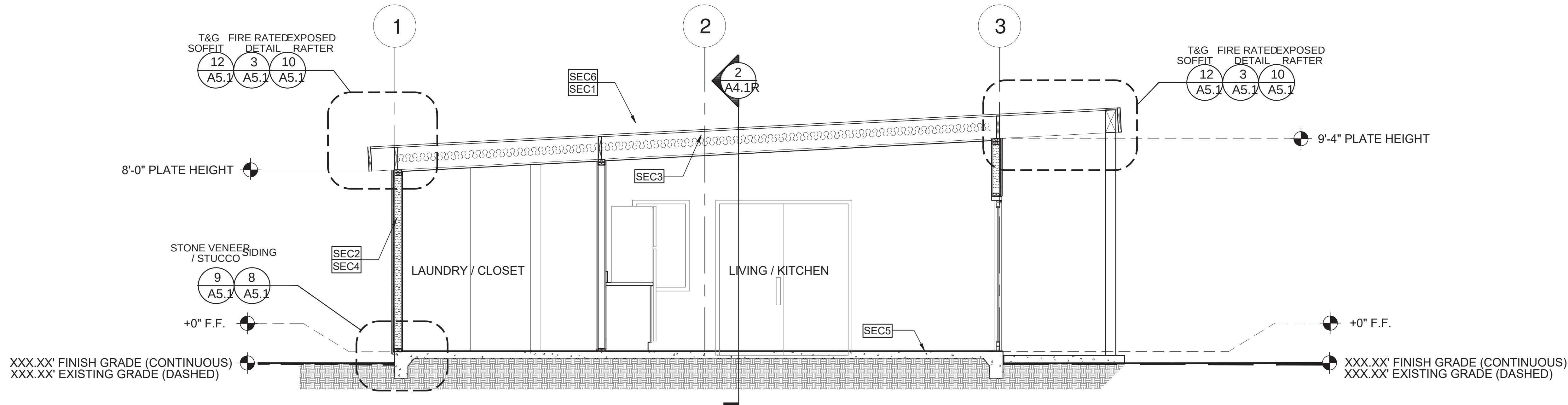
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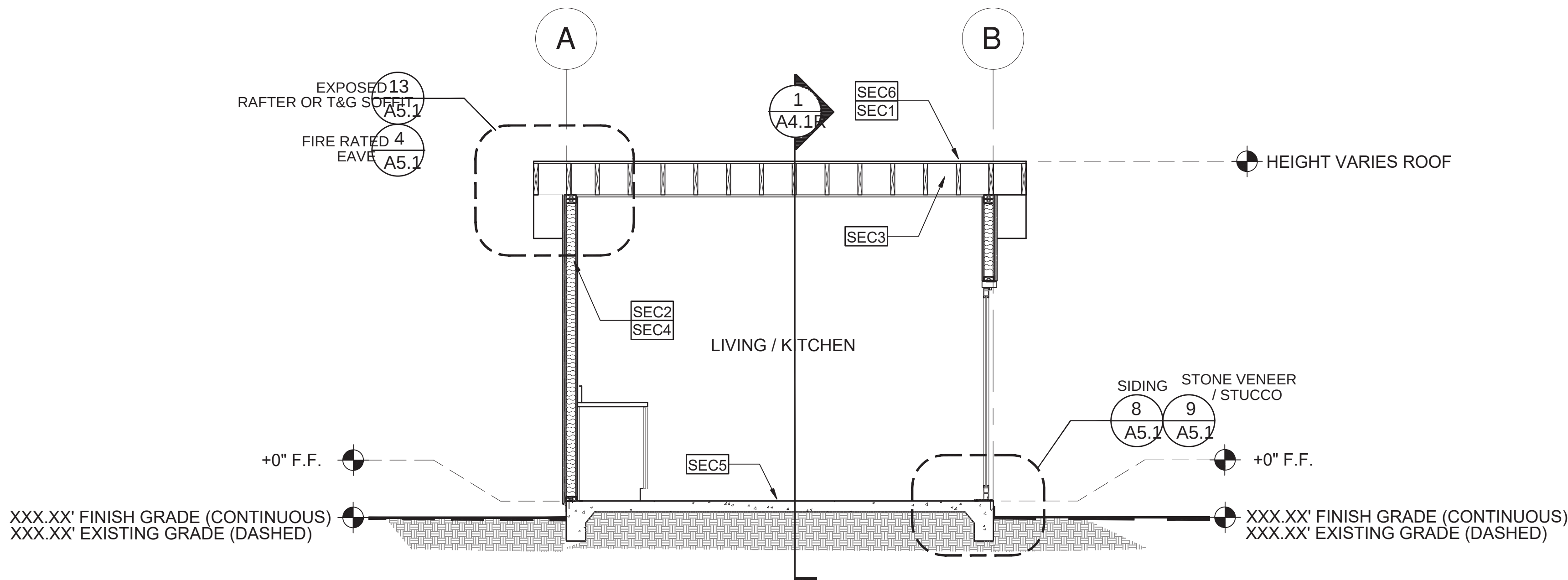
A4.1R



1 Section - Studio

3/8"=1'-0"

REVERSE

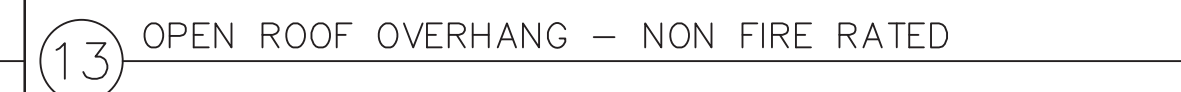
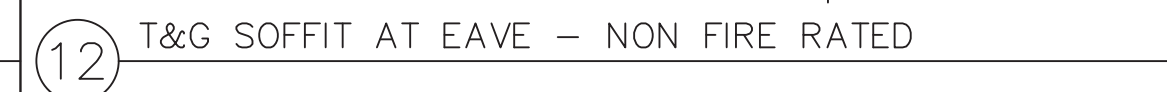
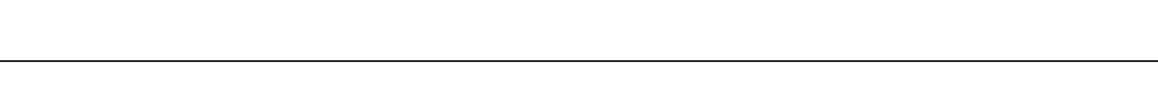
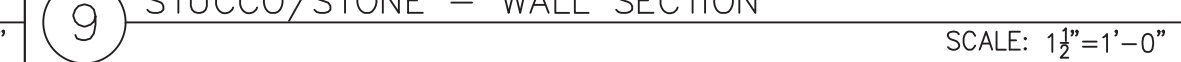
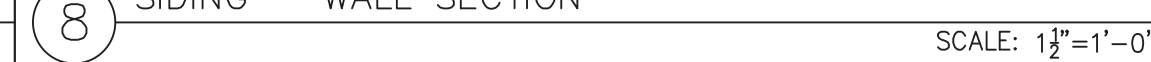
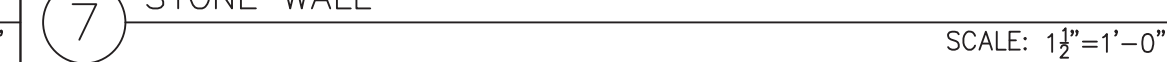
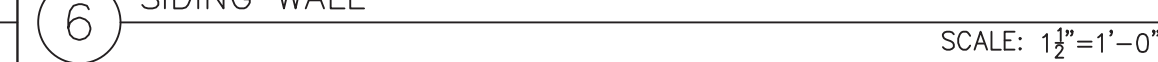
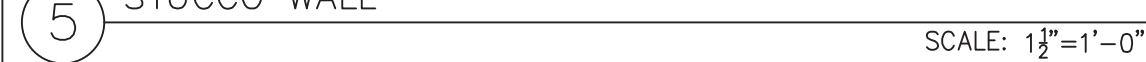


2 SECTION - Studio

3/8"=1'-0"

REVERSE

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THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR ALL OTHER PROJECTS THAT REQUIRE THESE PLANS.

revisions



project no. 20##_xxxxxx

drawn by xxx/xxx

sheet no.

A5.1

2. CONCRETE FOUNDATION CONSTRUCTION

	THE FIELD INSPECTOR SHALL VERIFY FOUNDATION REQUIREMENTS DURING FOUNDATION INSPECTION.																				
201.	CONCRETE STRENGTH SHALL BE NO LESS THAN 2,500 PSI @ 28 DAYS, OR HIGHER STRENGTH IF NOTED ON THE PLANS.																				
202.	SLAB REINFORCEMENT & FOOTINGS SHALL BE PER STRUCTURAL DETAILS ON SHEET S4, CENTERED IN SLAB.																				
203.	REINFORCING BARS TO BE GRADE 40 FOR #3 BARS, GRADE 60 FOR #4 BARS & LARGER																				
204.	PROVIDE WEAKENED PLANE JOINTS FOR CRACK CONTROL (SAWCUT OR TOOLED JOINT) AT 14'-0" O/C MAX.																				
205.	SILL ANCHORAGE AT ALL SHEARWALL LOCATIONS SHALL BE PER THE SHEARWALL SCHEDULE. ALL SHEARWALL ANCHOR BOLTS SHALL RECEIVE A 3" SQUARE X 0.229" THICK WASHER. THE WASHER MAY BE DIAGONALLY SLOTTED (WIDTH >= BOLT DIAMETER + 3/16", LENGTH<=1 1/2") PROVIDED THAT A STANDARD CUT WASHER IS USED ON TOP OF THE SQUARE WASHER. SHEARWALL ANCHORS SHALL BE PLACED A MIN. OF 1 3/4" FROM THE EDGE OF CONCRETE.																				
206.	EMBEDDED SILL ANCHOR BOLTS AT TYPICAL NON-SHEARWALL CONDITIONS SHALL BE 5/8" DIA. MIN. ANCHOR BOLTS WITH A STANDARD CUT WASHER. SPACING SHALL NOT EXCEED 48 INCHES O/C. LOCATE AN ANCHOR BOLT NOT MORE THAN 9 INCHES, OR LESS THAN 4" FROM ENDS AND SPLICES. EACH SILL SHALL HAVE (2) SILL BOLTS MIN.																				
207.	ANCHOR BOLTS SHALL BE EMBEDDED A MIN. OF 7 INCHES INTO CONCRETE. IN A TWO-POUR SYSTEM, ANCHOR BOLTS TO BE EMBEDDED 5 INCHES MIN. INTO FIRST POUR.																				
208.	SEE WOOD FRAMING CONSTRUCTION NOTES FOR ALTERNATE SILL ANCHORAGE.																				
209.	ALL HOLDDOWNS SHALL BE PLACED A MINIMUM DIM AS SHOWN IN DETAIL 384/S4 FROM EXTERIOR CORNER OF SLAB.																				
210.	VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY HOMEOWNER AND CITY OF ENCINITAS OF ANY DISCREPANCY, TYPICAL.																				
211.	PROVIDE A UFER GROUND FOR ELECTRICAL SYSTEM PER ARTICLE 250.52 N.E.C.																				
212.	ALL SURROUNDING FLAT WORK SHALL BE VERIFIED WITH HOMEOWNER FOR LOCATION AND AMOUNT TO BE POURED.																				
213.	RETROFIT MISPLACED HOLDDOWNS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-XP EPOXY PER MANUFACTURERS INSTALLATION REQUIREMENTS AS FOLLOWS:																				
	<table><thead><tr><th>MISPLACED HOLDDOWN</th><th>RETROFIT BOLT</th><th>REPLACEMENT HARDWARE</th></tr></thead><tbody><tr><td>LSTD8, HTT4</td><td>5/8" ALL-THREAD, EMBED 9"</td><td>HTT4</td></tr><tr><td>STDH10, STDH14, HTT5</td><td>5/8" ALL-THREAD, EMBED 9"</td><td>HTT5</td></tr><tr><td>LTT20B</td><td>5/8" ALL-THREAD, EMBED 7"</td><td>LTT20B</td></tr><tr><td>LTT20B</td><td>ATTACH TO EXISTING A.B.</td><td>LTT20B</td></tr><tr><td>HDU8</td><td>5/8" ALL-THREAD, EMBED 15"</td><td>HDU8</td></tr></tbody></table>	MISPLACED HOLDDOWN	RETROFIT BOLT	REPLACEMENT HARDWARE	LSTD8, HTT4	5/8" ALL-THREAD, EMBED 9"	HTT4	STDH10, STDH14, HTT5	5/8" ALL-THREAD, EMBED 9"	HTT5	LTT20B	5/8" ALL-THREAD, EMBED 7"	LTT20B	LTT20B	ATTACH TO EXISTING A.B.	LTT20B	HDU8	5/8" ALL-THREAD, EMBED 15"	HDU8		
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LTT20B	ATTACH TO EXISTING A.B.	LTT20B																			
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214.	RETROFIT 3/4" & 5/8" EMBEDDED ANCHOR BOLTS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-XP EPOXY PER SIMPSON'S INSTALLATION REQUIREMENTS.																				
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215.	WHEN REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, HAVE CONTRACTOR DOCUMENTATION IN WRITING FOR THE FOLLOWING: A) THE PAD WAS PREPARED IN ACCORDANCE WITH THE SITE REQUIREMENTS AND CITY OF ENCINITAS APPROVAL. B) THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED & COMPACTED. C) THE FOUNDATION EXCAVATIONS, EXPANSIVE CHARACTERISTICS AND BEARING CAPACITY COMPLIES WITH THE CITY OF ENCINITAS RECOMMENDATIONS .																				
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300.	ROOFING MATERIALS SHALL BE PER ARCHITECTURAL DRAWINGS.																				
301.	ROOF SHEATHING SHALL BE 3/8" OR 1/2" C-D GRADE, INTERIOR TYPE PLYWOOD WITH EXTERIOR GLUE, OR OSB PANELS. IDENTIFICATION INDEX (240) W/ 8D COMMON NAILS @ 6" O/C @ ALL PERIMETER EDGES AND ALL INTERIOR SUPPORTED EDGES AND @ 12" O/C @ ALL INTERMEDIATE SUPPORTS. SEE DETAILS FOR SHEAR AND DRAG NAILING.																				
302.	TYPICAL WALL SHEATHING: INTERIOR SURFACES: WHERE DRYWALL IS SPECIFIED, PROVIDE MIN. 5/8" GYPSUM WALLBOARD W/ 5D COOLER NAILS OR EQUAL @ 7" O/C TO ALL STUDS AND TO TOP & BOTTOM PLATES (UNLOCKED) AT INTERIOR SIDE OF EXTERIOR WALLS AND AT BOTH SIDES OF ALL INTERIOR WALLS. EXTERIOR SURFACES: SEE PLANS. WHERE "STUCCO" IS SPECIFIED PROVIDE 1/2" EXTERIOR CEMENT PLASTER OVER WIRE LATH OVER TYPE 15 BUILDING PAPER. LATH ATTACHED TO ALL STUDS AND TOP AND BOTTOM PLATES (OR BLOCKING AS OCCURS) W/ 16 GAGE X 1 1/8" STAPLES @ 6" O/C OR NO. 11 GAGE X 1-1/2" FURRING NAILS WHERE INDICATED ON ELEVATIONS.																				
303.	STRUCTURAL SHEATHING MAY BE EITHER OSB OR PLYWOOD. ANY NOTES REFERRING TO PLYWOOD ALSO APPLIES TO OSB.																				
304.	TOP PLATES SHALL BE DOUBLE 2X W/ WIDTH EQUAL TO STUDS BELOW, W/ (21)16D NAILS MIN. @ MINIMUM 4'-0" LAP SPLICES. USE SIMPSON RPS OR CS16 STRAP EACH SIDE OR ONE SIDE AND TOP WHERE LAP SPLICE IS NOT POSSIBLE. SEE DETAILS FOR NOTCHES, CUT-OUTS AND COMPLETE PLATE BREAKS AT HEATING, VENTING, AND PLUMBING.																				

3. WOOD FRAMING CONSTRUCTION

300.	ROOFING MATERIALS SHALL BE PER ARCHITECTURAL DRAWINGS.
301.	ROOF SHEATHING SHALL BE $\frac{3}{8}$ " OR $\frac{5}{8}$ " C-D GRADE, INTERIOR TYPE PLYWOOD WITH EXTERIOR GLUE, OR OSB PANELS. IDENTIFICATION INDEX (24/0) W/ 8D COMMON NAILS @ 6" O/C @ ALL PERIMETER EDGES AND ALL INTERIOR SUPPORTED EDGES AND @ 12" O/C @ ALL INTERMEDIATE SUPPORTS. SEE DETAILS FOR SHEAR AND DRAG NAILING.
302.	TYPICAL WALL SHEATHING: INTERIOR SURFACES: WHERE DRYWALL IS SPECIFIED, PROVIDE MIN. $\frac{5}{8}$ " GYPSUM WALLBOARD W/ 5D COOLER NAILS OR EQUAL. @ 7" O/C TO ALL STUDS AND TO TOP & BOTTOM PLATES (UNBLOCKED) AT INTERIOR SIDE OF EXTERIOR WALLS AND AT BOTH SIDES OF ALL INTERIOR WALLS. EXTERIOR SURFACES: SEE PLANS. WHERE "STUCCO" IS SPECIFIED PROVIDE $\frac{5}{8}$ " EXTERIOR CEMENT PLASTER OVER WIRE LATH OVER TYPE 15 BUILDING PAPER. LATH ATTACHED TO ALL STUDS AND TOP AND BOTTOM PLATES (OR BLOCKING AS OCCURS) W/ 16 GAGE X $\frac{7}{16}$ " STAPLES @ 6" O/C OR NO. 11 GAGE X 1-1/2" FURRING NAILS WHERE INDICATED ON ELEVATIONS.
303.	STRUCTURAL SHEATHING MAY BE EITHER OSB OR PLYWOOD. ANY NOTES REFERRING TO PLYWOOD ALSO APPLIES TO OSB.
304.	TOP PLATES SHALL BE DOUBLE 2X W/ WIDTH EQUAL TO STUDS BELOW, W/ (21)16D NAILS MIN. @ MINIMUM 4'-0" LAP SPLICES. USE SIMPSON RPS OR CS16 STRAP EACH SIDE OR ONE SIDE AND TOP WHERE LAP SPLICE IS NOT POSSIBLE. SEE DETAILS FOR NOTCHES, CUT-OUTS AND COMPLETE PLATE BREAKS AT HEATING, VENTING, AND PLUMBING.

3. WOOD FRAMING CONSTRUCTION (CONT.)

305.	TYPICAL SHEAR TRANSFER: ROOF TO WALL: CONNECT ROOF FRAMING TO TOP PLATE W/ SIMPSON H1 @ 24" O/C OR A35 OR RBC @ 24" O/C OR PER SHEAR TRANSFER DETAILS. SILL PLATE ANCHORS: 306.	GROUND FLOOR / SLAB ON GRADE WALLS: PROVIDE 2X (MIN.) PTDf SILL PLATES. SEE CONCRETE FOUNDATION CONSTRUCTION NOTES 206, 207 & 208 FOR ANCHOR BOLTS. AT INTERIOR NON-SHEAR CONDITIONS, 0.145 SHOT PIN ANCHORS @ 32" O/C MAY BE USED TO CONNECT PARTITIONS AND BEARING WALLS TO SLAB.
307.	ALL WOOD SILL PLATES AND ALL WOOD MEMBERS DIRECTLY AGAINST CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE REDWOOD SILLS OR PTDf SILLS, TREATED WITH SODIUM BORATE (SBX/DOT) WHEN INSTALLED IN A DRY OR ENCLOSED ENVIRONMENT. (SODIUM BORATE TREATMENT DOES NOT REQUIRE CORROSION RESISTANT CONNECTORS.) IF OTHER TREATMENTS ARE USED, SEE NOTE 309.	
308.	FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD: ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITHOUT AMMONIA SHALL BE GALVANIZED PER ASTM A153. ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITH AMMONIA SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL.	
	WHERE PRESSURE TREATED LUMBER IS INSTALLED IN AN EXTERIOR WET ENVIRONMENT, ALL NAILS AND FASTENERS IN CONTACT WITH THE PRESSURE TREATED LUMBER SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL.	
309.	RE-TIGHTEN ALL HOLDDOWN ANCHORS JUST PRIOR TO COVERING THE WALL FRAMING.	
310.	ENGINEERED BEAMS ARE AS FOLLOWS: "PSL" REFERS TO PARALLEL STRAND LUMBER (E=2.0, FB=2900). "LSL" REFERS TO LAMINATED STRAND LUMBER (E=1.55, FB=2325). (E=1.3 & FB=1700 AT LSL CONDITIONS WITH D (DEPTH) < 9") "LVL" REFERS TO LAMINATED VENEER LUMBER (E=2.0, FB=2800). "GLB" REFERS TO 24F-1.8E GLU-LAM WITH STANDARD CAMBER, U.N.O. "JLB" ENGINEERED GLU-LAM BEAM MAY BE USED UPON ENGINEER APPROVALS. AN A.I.T.C CERTIFICATE OF COMPLIANCE ISSUED BY A CURRENT ICC APPROVED QUALITY CONTROL AGENCY FOR GLUED LAMINATED WOOD MEMBERS SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.	
311.	LUMBER SPECIFICATIONS: ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH. STUDS, PLATES & BLOCKING: 2X4 FRAMING LUMBER NOT LISTED BELOW 92-1/4", 104-1/4", & 116-1/4" 2X4 STUDS 2X4 STUDS OVER 10' 2X4 SILLS & PLATES 2X6 STUDS, SILLS, & PLATES 4X4 STUDS & POSTS 4X6, 6X6, & LARGER STUDS & POSTS 4X4, 4X6, 4X8, 4X10 BEAMS & HEADERS 4X12, 4X14 BEAMS & HEADERS 6X4 BEAMS & HEADERS 6X6 & LARGER BEAM & HEADERS 2X6 AND LARGER RAFTERS AND JOISTS	STANDARD GRADE OR BETTER STUD GRADE OR BETTER #2 OR BETTER STANDARD OR BETTER #2 OR BETTER STANDARD OR BETTER OR #1 #1 OR BETTER #2 OR BETTER #1 OR BETTER #2 OR BETTER #1 OR BETTER #2 OR BETTER
312.	HOLES, CUTOUTS, AND NOTCHES IN FRAMING MEMBERS: BY VIRTUE OF CODE COMPLIANCE WITH ELECTRICAL AND PLUMBING CODES, HOLES AND NOTCHES WILL INEVITABLY BE MADE IN FRAMING MEMBERS. THE CODE RECOGNIZES AND APPROVES VARIOUS HOLES AND NOTCHES WITHOUT ENGINEERING JUSTIFICATION IN CBC SECTION 2308.8.2. ENGINEERED (PSL, LSL) RECTANGULAR LUMBER BEAMS BEHAVE LIKE ANY OTHER RECTANGULAR SHAPE WHEN NOTCHED OR BORED, SO THE ENGINEER OR ARCHITECT MAY SPECIFY LIMITS WITHOUT MANUFACTURER APPROVAL OTHER HOLES AND NOTCHES ARE ALLOWED AS NOTED BELOW: PSL AND LVL BEAMS: A HOLE 1 INCH IN DIAMETER CAN BE DRILLED ANYWHERE, AND A 2 INCH DIA. HOLE CAN BE DRILLED IN THE MIDDLE THIRD OF THE SPAN IN THE MIDDLE THIRD OF THE DEPTH OF THE BEAM FOR ANY PSL OR LVL BEAM, EXCEPT CANTILEVERED BEAMS AND BEAMS SUPPORTING CONCENTRATED LOADS. HOLES IN THOSE CONDITIONS REQUIRE APPROVAL IN WRITING FROM THE ENGINEER.	
	PSL AND LVL BEAMS: A RAKE CUT (TAPER) AT THE TOP OF THE BEAM AT THE END OF THE SUPPORT IS ALLOWED IF NOTED ON PLANS. TO A MINIMUM OF 4-3/8" AT INSIDE FACE OF SUPPORT. RAKE CUT (TAPER) THAT RESULTS IN A DEPTH AT THE INSIDE FACE OF THE SUPPORT OF 2/3RDS THE BEAM DEPTH IS ALLOWED AT CONDITIONS NOT SPECIFIED. OTHER TAPERED ENDS AND SQUARE NOTCHES IN TOP OR BOTTOM FACE REQUIRE APPROVAL IN WRITING FROM THE ENGINEER OR ARCHITECT.	
	STUDS AND PLATES: SEE STRUCTURAL DETAILS 13 & 14 ON SHEET S4 FOR NOTCHING AND BORING.	
313.	PROVIDE 2X4 TRIMMER & 2X4 KING STUD EACH END OF EACH 4X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 4X10 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 3-1/2 X 7-1/2 PSL OR LSL OR LARGER.	
314.	PROVIDE 2X6 TRIMMER & 2X6 KING STUD EACH END OF EACH 6X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 6X8 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 5-1/4 X 7-1/2 PSL OR LSL OR LARGER.	
315.	PROVIDE DOUBLE KING STUDS AT ALL OPENINGS 8'-1" WIDE AND WIDER OR PER PLAN.	
316.	PROVIDE MINIMUM 2-1/4" BEARING @ EACH END OF EACH FLUSH BEAM OR HEADER WHERE BEARING IS ON TOP PLATE. PROVIDE 2X4 STUD WITHIN 3" OF BEARING POINT. PROVIDE (2) 2X STUDS @ 6X OR LSL OR PSL BEAMS.	
317.	ROOF RAFTERS SHALL BE 2X RAFTERS AS NOTED ON STRUCTURAL DRAWINGS	
318.	EAVES SHALL BE PER ARCHITECTURAL PLANS W/ APPLIED TAILS PER ARCHITECTURAL PLANS. OVERHANG DETAILS ARE NOT SHOWN ON STRUCTURAL PLANS.	
319.	SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.	
320.	COMBINE AND GROUP PLUMBING VENTS WHENEVER POSSIBLE TO MINIMIZE ROOF PENETRATIONS.	

3. WOOD FRAMING CONSTRUCTION (CONT.)

321.	WOOD TO WOOD CONNECTORS SHALL BE SIMPSON STRONG TIE OR USP STRUCTURAL CONNECTORS. ALL SPECIFIED CONNECTOR CALL-OUTS ARE SIMPSON CATALOG CALL-OUTS. USP SUBSTITUTIONS SHALL HAVE A CAPACITY EQUAL TO OR GREATER THAN THE SIMPSON CATALOG VALUES. ANY OTHER ICC APPROVED METAL CONNECTOR MAY BE USED UPON APPROVAL BY THE ENGINEER OR ARCHITECT.														
322.	ICC APPROVED CONNECTORS SHALL BE USED WHERE CONNECTORS ARE SPECIFIED. UNLESS OTHERWISE NOTED, THE FOLLOWING BEAM AND JOIST HANGERS SHALL BE USED: <table><tr><td>BEAM OR JOIST</td><td>SIMPSON/USP HANGER</td></tr><tr><td>RAFTERS</td><td>LU, LUS, LUC, OR HU</td></tr><tr><td>1.75 X LSL AND LVL</td><td>HU, HUS, OR WPU</td></tr><tr><td>2.69 X PSL AND LVL</td><td>HU OR HWU</td></tr><tr><td>3.5 X PSL AND LVL</td><td>HHUS OR HWU</td></tr><tr><td>5.25 X PSL AND LVL</td><td>HHUS OR HWU</td></tr><tr><td>7 X PSL AND LVL</td><td>HHUS OR HWU</td></tr></table> AT BEAM HANGER CALLOUTS, IE HGUS OR HU BEAMS, THE CALLOUT IS ABBREVIATED. THE HANGER WIDTH MAY BE OMITTED TO ALLOW FLEXIBILITY IN ORDERING. EXAMPLE: 2.69 PSL THE CALLOUT MAY READ HGUS12. AN HGUS2.75/12 OR HGUS412 (WITH FILLERS) ARE APPLICABLE. WHERE HANGERS OFFER (MIN) OR (MAX), NAIL TO APPLY (MAX) LOADS.	BEAM OR JOIST	SIMPSON/USP HANGER	RAFTERS	LU, LUS, LUC, OR HU	1.75 X LSL AND LVL	HU, HUS, OR WPU	2.69 X PSL AND LVL	HU OR HWU	3.5 X PSL AND LVL	HHUS OR HWU	5.25 X PSL AND LVL	HHUS OR HWU	7 X PSL AND LVL	HHUS OR HWU
BEAM OR JOIST	SIMPSON/USP HANGER														
RAFTERS	LU, LUS, LUC, OR HU														
1.75 X LSL AND LVL	HU, HUS, OR WPU														
2.69 X PSL AND LVL	HU OR HWU														
3.5 X PSL AND LVL	HHUS OR HWU														
5.25 X PSL AND LVL	HHUS OR HWU														
7 X PSL AND LVL	HHUS OR HWU														
323.	WHERE SHEARWALL LENGTHS ARE SPECIFIED ON THE PLANS, THE LENGTH SHOWN IS A MINIMUM DIMENSION. THE SHEARWALL MAY BE LENGTHENED FOR CONSTRUCTION PURPOSES, BUT SHALL NOT BE REDUCED UNLESS OTHERWISE NOTED. ALL ENGINEERED WOOD PANEL SHEAR (PLYWOOD OR OSB) SHALL BE BLOCKED.														
324.	THE FOLLOWING HOLES IN SHEARWALLS ARE ALLOWED: A) APPROXIMATELY SQUARE HOLES NOTCHED, PUNCHED, OR CUT THAT ARE LESS THAN 25 SQ. INCHES B) APPROXIMATELY SQUARE HOLES CLEAN CUT OR BORED IN SHEARWALLS THAT ARE LESS THAN 64 SQ. INCHES (ONE HOLE PER 4' OF SHEARWALL.) C) APPROXIMATELY SQUARE HOLES, LESS THAN 64 SQ. INCHES (ONE HOLE PER 8' OF SHEARWALL) WITH ALL EDGES BLOCKED & EDGE NAILED. D) HOLES INDIVIDUALLY APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD.														
325.	STUDS SHALL BE SPACED @ 16" O/C MAX. UNLESS OTHERWISE SPECIFIED. USE STUD GRADE EXCEPT AT PLATE HEIGHTS HIGHER THAN 10'-0", THEN USE Df#2 OR BETTER														
326.	ALL FINISHES, WATERPROOFING, DRAINAGE, AND FIRE-RELATED ELEMENTS ARE BY THE ARCHITECT OF RECORD AND ARE REQUIRED EVEN THOUGH THEY MAY NOT BE SHOWN ON THE STRUCTURAL PLANS AND DETAILS.														

4. ICC-ES AND NER APPROVALS

400.	PLYWOOD AND OSB PANELS: APA PLYWOOD & OSB--ESR-2586	FULL REPORTS FOUND AT: HTTP://WWW.ICC-ES.ORG
401.	JOISTS AND RAFTERS AND BEAMS: TRUS-JOIST TJI JOISTS AND PSL, LSL, & LVL--ICC-ES ESR-1387, 1153, BOISE CASCADE BCI JOISTS, VERSA-LAM, & VERSA-STRAND--ICC-ESR-1040, 1336 LOUISIANA PACIFIC JOISTS & BEAMS--ESR-1305, 2403 ROSEBURG JOISTS & BEAMS--ESR-1210, 1251 GLU-LAM BEAMS-- ESR-1940 PACIFIC WOOD TECH - ESR 2909	
402.	WOOD CONNECTORS: SIMPSON CONNECTORS--ICC-ES ESR #s 1161, 1622, 1866, 2105, 2203, 2236, 2320, 2549, 2551, 2552, 2553, 2330, 2554, 2555, 2604, 2605, 2606, 2607, 2608, 2611, 2613, 2614, 2615, 2616, 2677, 2920, 3046 IAPMO ER-112, 130, 143, 192, 262 USP LUMBER CONNECTORS--ICC-ES ESR #s 1178, 1280, 1575, 1702, 1781, 1881, 1970, 2104, 2685, 1831, 1465, 2761, 2787, IAPMO ER-200 QUICK DRIVE WOOD SCREWS--ICC-ES ESR-1472	
403.	ADHESIVES & ANCHORS: SIMPSON EPOXY-TIE HIGH STRENGTH EPOXY (SET-XP)--ICC-ES ESR-1772, 2508. SIMPSON WEDGE-ALL (WA) WEDGE ANCHORS--ICC-ES ES-1771 SIMPSON TITEN HD--ICC-ESR-1056, 2713 SIMPSON SHOT PINS ICC-ES ESR-2138 HILTI X-DN, X-ZF, X-CF SHOT PINS--ICC-ES ER-1663, 1752, 2269	

5. NAILING & FASTENING

500. 16D NAILS AS SHOWN ON THE DETAILS MAY BE COMMON, BOX, OR SINKER NAILS (0.135" MIN. DIA)

501. AS AN ALTERNATE TO THE COMMON AND BOX NAILS SPECIFIED IN THE STRUCTURAL PLANS, THE FOLLOWING "CUTLER" GUN NAILS (OR EQUAL) ARE ACCEPTABLE ALTERNATIVES.

502. ALTERNATE NAILING FOR ROOF SHEATHING:
8D 2 1⁄2" X 0.135 WIRE BARBED NAILS BY CUTLER OR EQUAL.

503. ALTERNATE NAILING FOR FLOOR SHEATHING: #8 X 2" SELF SETTING WOOD SCREWS, OR 8D 2 1⁄2" X 0.135 OR 0.148 SCREW SHANK FLOOR NAILS BY CUTLER OR EQUAL

504. SHEAR PANELS WHERE 8D COMMON NAILS ARE SPECIFIED:
10D 2 1⁄2" X 0.148" WIRE BARBED NAILS BY CUTLER OR EQUAL

NAIL SIZES

SIZE OF NAIL	STANDARD LENGTH	WIRE GAUGE	SIZE (INCHES)	PENETRATION REQUIRED
BOX NAILS				
6D	2"	12	0.099	1"
8D	2"	11	0.113	1"
10D	3"	10	0.128	1"
12D	3"	10	0.128	1"
16D	3"	10	0.135	1"
16D SINKER	3"	9	0.148	1"
COMMON NAILS				
6D	2"	11	0.113	1"
8D	2½"	10	0.131	1"
10D	3"	9	0.148	1 ¼"
12D	3"	9	0.148	1 ¼"
16D	3"	8	0.162	1 ½"

6. NAILING SCHEDULE, MINIMUMS (CBC CHAPTER 23, TABLE 2304.10.2)

BLKG AT CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER FRAMING, T.N.	4-8d Box, 3-8d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples		
BLKG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, T.N.	2-8d Com, 2-3" x 0.131" nails, 2-3" 14 gage staples		
BLKG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, E.N.	2-16d Com, 3-3" x 0.131" nails, 3-3" 14 gage staples		
FLAT BLKG TO TRUSS AND WEB, F.N.	16d Com, 3"x.131" nails, 3"x14 gage staples @ 6" o.c		
CEILING JOISTS TO TOP PLATE, T.N.	4-8d box, 3-8d Com, 3-10d box, 3-3"x.131 nails, 3-3" 14 gage staples		
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, F.N. PER 2308.7.3.1	3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples		
CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT), F.N. PER 2308.7.3.1	3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples		
COLLAR TIE TO RAFTER, F.N.	3-10d Com, 4-10d box, 4-3"x0.131" nails, 4-3" 14 gage staples		
RAFTER/TRUSS TO TOP PLATE, T.N. PER TABLE 2308.7.3.5	3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples		
RAFTERS TO RIDGE VALLEY OR HIP, OR FATER TO 2" RIDGE BEAM	3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples		
TOENAIL	4-16d box, 3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples		
ENDNAIL	2-16d Com, 3-16d box, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples		
STUD TO STUD (NOT AT BRACED WALL PANELS)	16d Com @ 24" o.c. FN OR 2-10d box, 3" x 0.131" nails, 3-3" 14 gage staples @ 16" o.c. FN		
STUD TO STUD AT INTERSECTING WALL CORNERS (BRACED WALL)	16d Com @ 16" o.c. FN OR 16d Box, 3" x 0.131" nails, 3-3" 14 gage staples @ 12" o.c. FN		
BUILT-UP HEADER (2" TO 2"), FN EA. EDGE	16d Com @ 16" o.c OR 16d Box @ 12" o.c		
CONT. HEADER TO STUD, T.N.	16d Com @ 16" o.c OR 16d Box @ 12" o.c		
TOP PLATE TO TOP PLATE	16d Com @ 16" o.c OR 16d Box @ 12" o.c		
TOP PLATE TO TOP PLATE, AT END JOINTS (EACH SIDE OF END JOINT), FACENAIL	16d Com @ 16" o.c OR 16d Box @ 12" o.c		
24" MIN LAP SPLICE EA. SIDE	8-16d Com, 12-16d Box, 12-10d Box, 12-3" x 0.131" nails, 12-3" 14 gage staples		
BOTTOM PLATE TO JOIST, RIM, OR BLKG, FACENAIL	16d Com @ 16" o.c OR 16d Box @ 12" o.c		
UNBRACED WALL: 16" o.c. FN	16d Com		
UNBRACED WALL: 12" o.c. FN	16d Box, 3" x 0.131" nails, 3" 14 gage staples		
BRACED WALL: 16" o.c. FN	2-16d Com, 3-16d Box, 4-3"x.131" nails, 4-3" 14 gage staples		
STUD TO TOP OR BOTTOM PLATE	4-8d Box, 4x10d Box, 4-8d Com, 3-16d Box, 4-3"x0.131" nails, 4-3" 14 gage staples		
TOENAIL	3-16d Box, 2-16d Com, 3-10d Box, 3-3" x 0.131" nails, 3-3" 14 gage staples		
ENDNAIL	3-16d Box, 2-16d Com, 3-10d Box, 3-3" x 0.131" nails, 3-3" 14 gage staples		
TOP PLATES, LAPS AT CORNERS AND INTERSECTION, F.N.	20d Com		
1" BRACE TO EACH STUD AND PLATE, F.N.	10d Box, 3"x0.131" nails, 3" 14 gage staples		
1"x6" SHEATHING TO EACH BEARING, F.N.	2-20d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples		
1"x8" SHEATHING AND WIDER TO EACH BEARING, F.N.	4-16d Box, 3-16d Com, 4-10d Box, 4-3"x0.131, 4-3" 14ga. STAPLES		
JOIST TO SILL, TOP PLATE, OR GIRDER, T.N.	3-16d Com, 4-10d Box, 4-3"x0.131, 4-3" 14ga. STAPLES		
RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER	2-8d Com, 2-10d box, 2-3" x 0.131" nails, 2-3" 14 gage staples		
1"x6" SUBFLOOR OR LESS TO EACH JOIST, F.N.	3-16d Box, 2-16d Com, 3-10d Box, 3-3" x 0.131" nails, 3-3" 14 gage staples		
2" SUBFLOOR TO JOIST OR GIRDER, F.N. OR BLIND	4-8d box, 4-1.75" 16 Gage staples, 3-8d Com, 3-10d Box		
2" PLANKS (PLANK & BEAM - FLOOR & ROOF), FACENAIL & EACH BEARING	3-16d Box, 2-16d Com, 3-10d Box, 3-3" x 0.131" nails, 3-3" 14 gage staples		
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	3-10d Com, 4-10d box, 4-3"x0.131" nails, 4-3" 14 gage staples		
32" o.c. FN Top & BTMM STAGGERED ON OPPOSITE SIDES	3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples		
24" o.c. FN Top & BTMM	3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples		
ENDS & SPLICES, FN	3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples		
LEDGER SUPPORTING JOISTS/RAFTERS	4-16d box, 3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples		
JOIST TO BAND OR RIM JOIST, END NAIL	16d Com @ 16" o.c OR 16d Box @ 12" o.c		
BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS EACH END, T.N.	16d Com @ 16" o.c OR 16d Box @ 12" o.c		
WOOD STRUCT. PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHTNG TO FRMG AND PARTICLEBOARD WALL SHEATHING TO FRAMING	EDGES (IN) INTERMEDIATE SUPPORTS (IN) FOOTNOTES: a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing. b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked). c. Where a rafter is fastened to an adjacent parallel ceiling joint in accordance with this schedule and the ceiling joint is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail. d. RRSR-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667. e. Tabulated fastener requirements apply where the ultimate design wind speed is less than 140 mph. For wood structural panel roof sheathing attached to gable-end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 4 inches on center where the ultimate design wind speed is greater than 130 mph in Exposure B or greater than 110 mph in Exposure C. Spacing exceeding 6 inches on center at intermediate supports shall be permitted where the fastening is designed per the AWC NDS. f. Fastening is only permitted where the ultimate design wind speed is less than or equal to 110 mph. g. Nails and staples are carbon steel meeting the specifications of ASTM F1667. Connections using nails and staples of other materials, such as stainless steel, shall be designed by acceptable engineering practice or approved under Section 104.11.		
$\frac{3}{8}$ "- $\frac{3}{4}$ " $\frac{1}{2}$ " ^b $\frac{1}{2}$ " ^b x0.120", galvanized roofing nail ($\frac{1}{16}$ " head dia) or 2 $\frac{3}{8}$ "x.113" nail (roof) 8d Com or deformed (roof) or 2 $\frac{3}{8}$ " x.113" nail (roof) 1 $\frac{1}{2}$ " 16 Ga Staple, $\frac{7}{16}$ " crown (subfloor and wall) 2 $\frac{3}{8}$ " x.113"x.266" head nail (roof) 1 $\frac{1}{2}$ " 16 Ga Staple, $\frac{7}{16}$ " crown (roof)	6 6 4 3 3 3	12 6 8 6 8 6	
$\frac{3}{8}$ "- $\frac{3}{4}$ " $\frac{1}{2}$ " ^b $\frac{1}{2}$ " ^b x0.120", galvanized roofing nail ($\frac{1}{16}$ " head dia) or 2 $\frac{3}{8}$ "x.113" nail (roof) ^d 8d Com or deformed (subfloor and wall) 8d Com or deformed (roof) or 2 $\frac{3}{8}$ " x.113" nail (roof) ^d 2 $\frac{3}{8}$ " x.113"x.266" head nail, 2" 16 Gage staple, $\frac{7}{16}$ " crown	6 6 6 4	12 12 12 8	
$\frac{3}{8}$ "-1 $\frac{1}{4}$ " 10d Com (or 3"x0.148"); or deformed (2 $\frac{1}{2}$ " x.131"x.281 head)	6	12	
OTHER EXTERIOR WALL SHEATHING (FIBERBOARD)	$\frac{1}{2}$ " ^b $\frac{1}{2}$ " ^b x0.120", galvanized roofing nail ($\frac{1}{16}$ " head dia) or 1 $\frac{1}{2}$ " 16 Ga Staple w/ $\frac{7}{16}$ " or 1" crown $\frac{3}{8}$ " ^b $\frac{3}{8}$ " ^b x0.120", galvanized roofing nail ($\frac{1}{16}$ " head dia) or 1 $\frac{1}{2}$ " 16 Ga Staple w/ $\frac{7}{16}$ " or 1" crown	3 3	12 12
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING	$\frac{3}{8}$ " & LESS 8d COMMON (2 $\frac{3}{8}$ "x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120") $\frac{3}{8}$ "-1" 8d COMMON (2 $\frac{3}{8}$ "x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120") $\frac{1}{2}$ "-1 $\frac{1}{4}$ " 10d COMMON (3"x0.148"); or deformed (2 $\frac{3}{8}$ "x0.131"); or deformed (2 $\frac{3}{8}$ "x0.120")	6 6 6	12 12 12
PANEL SIDING TO FRAMING	$\frac{3}{8}$ " & LESS 6d corrosion-resistant siding (1 $\frac{1}{8}$ "x.106"); or 6d corrosion-resistant (2"x.099") $\frac{5}{8}$ " 8d corrosion-resistanst siding (2 $\frac{3}{8}$ "x0.128"); or 8d corrosion-resistant casing (2 $\frac{3}{8}$ "x0.113")	6 6	12 12
INTERIOR PANELING	$\frac{3}{4}$ " $\frac{3}{8}$ " 4d casing (1 $\frac{3}{8}$ "x0.080"); or 4d finish (1 $\frac{1}{2}$ "x0.072") 6d casing (2"x0.099"); or 6d finish (2"x.092") - (Panel supports at 24 inches)	6 6	12 12
7. DESIGN CRITERIA	700. BUILDING CODE: 2022 CALIFORNIA BUILDING CODE AND 2022 CALIFORNIA RESIDENTIAL CODE. 701. SEISMIC DESIGN CRITERIA: SOIL BEARING VALUE SITE CLASS SEISMIC DESIGN CATEGORY RISK CATEGORY SEISMIC IMPORTANCE FACTOR BASIC SEISMIC FORCE RESISTING SYSTEM:BEARING WALL ANALYSIS METHOD: EQUIVALENT LATERAL FORCE PROCEDURE SEE STRUCTURAL CALCULATIONS FOR SD1, SDS, DESIGN BASE SHEAR, Cs, & R FACTORS.	1,500 psf D (Default) D II 1 1.245 0.442 124 mph II C 0.18 13 psf	
702. WIND DESIGN CRITERIA : WIND SPEED (V-ult) RISK CATEGORY EXPOSURE INTERNAL PRESSURE COEF EXTERIOR CLADDING (0.6W)			
703. DESIGN LOADING: ROOF FL ROOF LL	28 psf 20 psf		
8. STATEMENT OF WORK	800. RETROFIT ANCHORS ALL-THREAD RODS SPECIAL INSPECTION FOR RETROFIT ANCHORS HOLDOWN ATTACHMENTS 801. PER CBC 1705.3 SHEAR WALLS NON-STRUCTURAL FOOTINGS THAT 802. PER CBC 1705.11 SEISMIC COMPOSITE TWO-FAMILY DWELLING GRADE.		
9. SOILS REPORT	PER CITY OF ENCINITAS PREPARED BY A SOILS ENGINEER OF THE SITE SOIL FOR FOUNDATION DESIGN A. STRUCTURE B. THE CITY OF ENCINITAS C. THE CITY OF ENCINITAS D. OTHER CITY OF ENCINITAS APPROVAL BY THE CITY OF ENCINITAS		

8. STATEMENT OF SPECIAL INSPECTIONS

800. RETROFIT ANCHOR BOLTS FOR MISPLACED HOLDDOWNS WITH ALL-THREAD ROD AND SIMPSON SET-XP EPOXY REQUIRE SPECIAL INSPECTION. (NO SPECIAL INSPECTION IS REQUIRED FOR RETROFIT ANCHOR BOLTS OR TITEN HDs WITHOUT A HOLDDOWN ATTACHED.)
801. PER CBC 1705.3 SPECIAL INSPECTION IS NOT REQUIRED FOR NON-STRUCTURAL SLABS ON GRADE NOR FOR CONCRETE FOOTINGS THAT SUPPORT 3 STORIES ABOVE GRADE OR LESS.
802. PER CBC 1705.11 SPECIAL INSPECTION IS NOT REQUIRED FOR SEISMIC COMPONENTS FOR DETACHED ONE- AND TWO-FAMILY DWELLINGS NOT EXCEEDING 2 STORIES ABOVE GRADE.
9. SOILS REPORT
PER CITY OF ENCINITAS, A SOILS REPORT OR SOILS LETTER PREPARED BY A SOIL'S ENGINEER THAT ADDRESS THE SUITABILITY OF THE SITE SOIL FOR THE PROPOSED ADU IS REQUIRED EXCEPT A. STRUCTURE IS TO BE CONSTRUCTED ON A CERTIFIED PAD B. THE CITY HAS A COMPACTION REPORT ON RECORD FOR THE SITE C. THE CITY HAS A SOILS REPORT ON FILE FOR THE SITE. D. OTHER CIRCUMSTANCES SUBJECT TO REVIEW AND APPROVAL BY THE BUILDING OFFICIAL ON A CASE-BY-CASE BASIS.

DESIGN PATH STUDIO

architecture + planning

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BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
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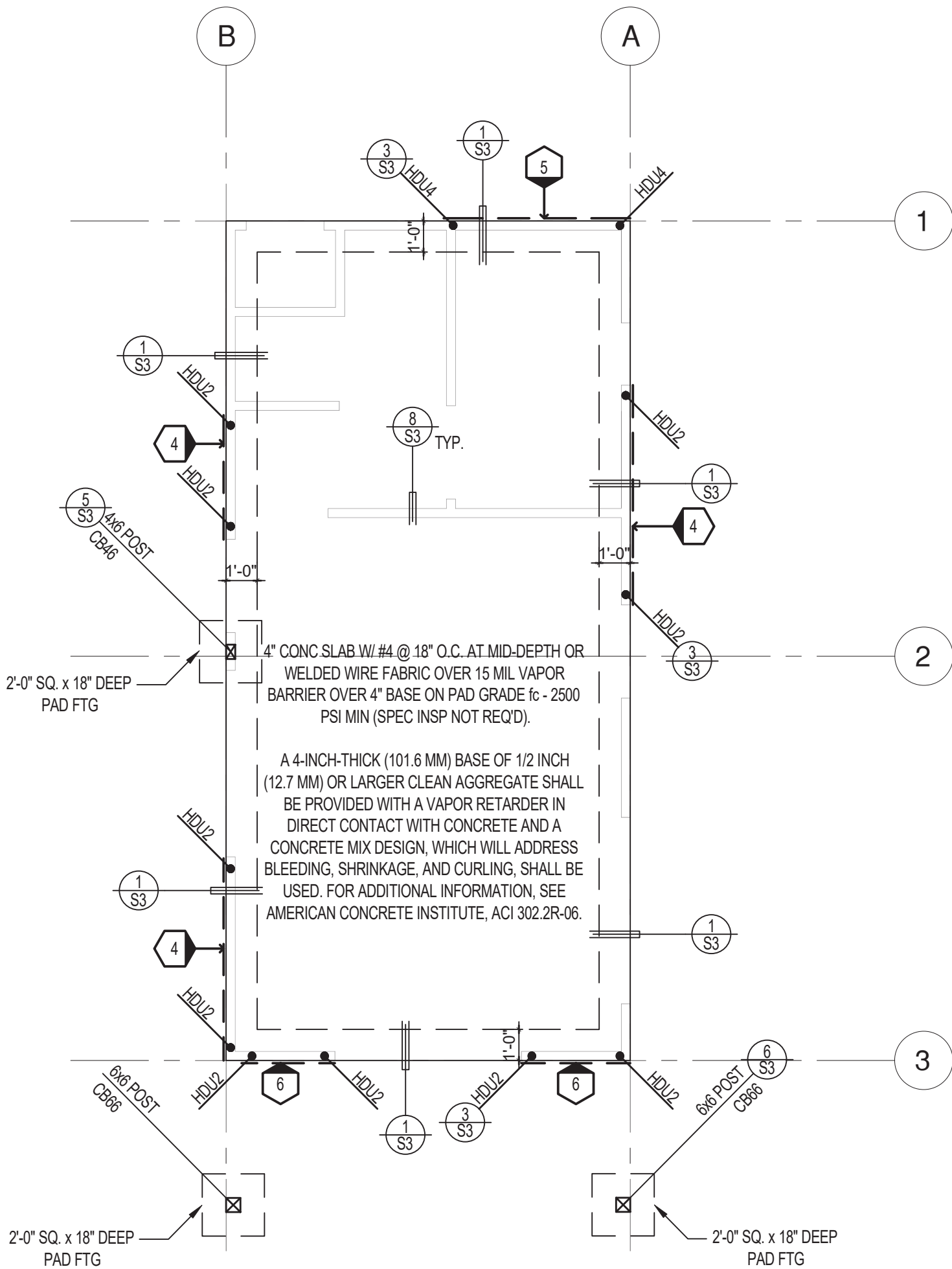
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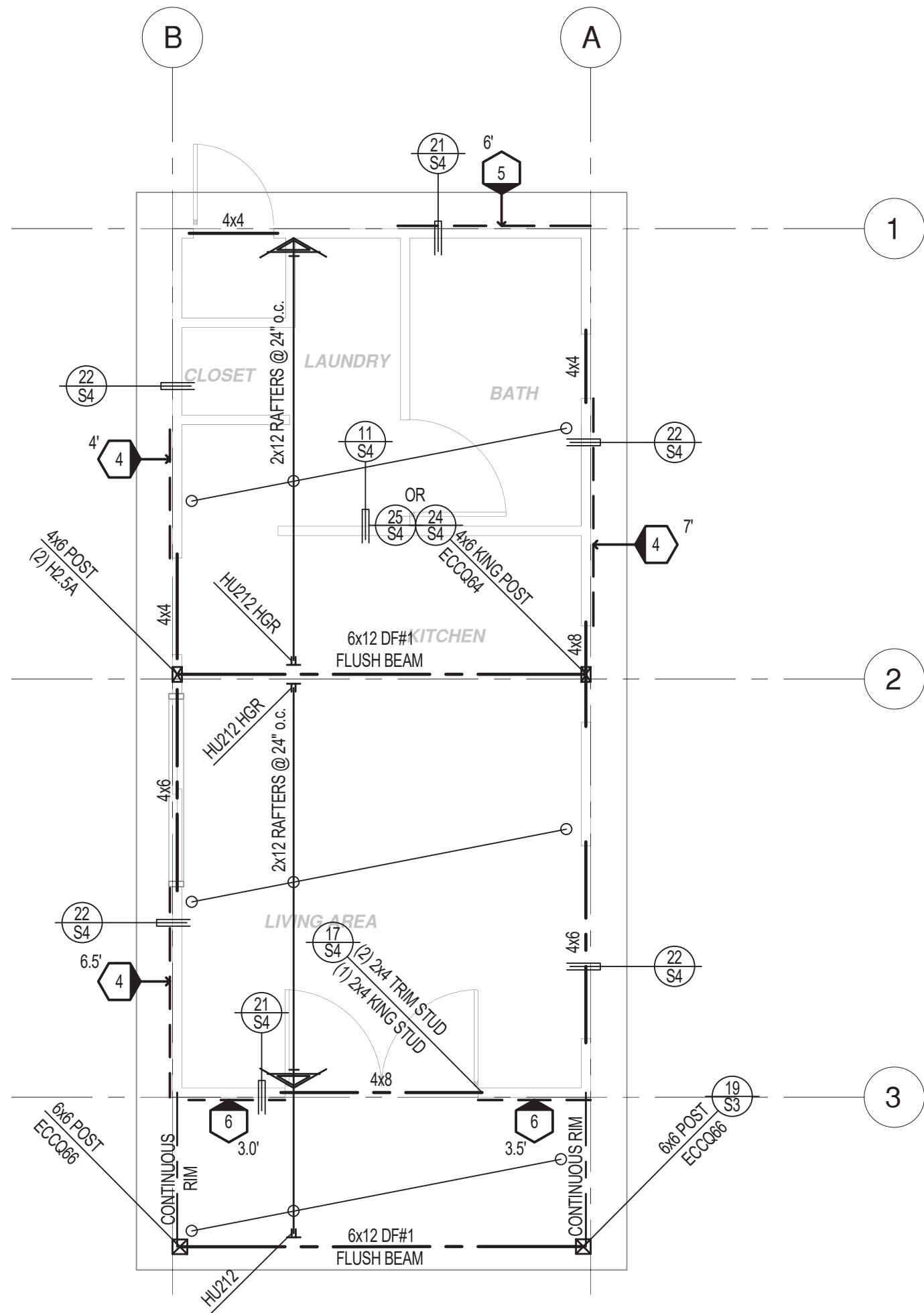
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FOUNDATION PLAN
1/4"=1'-0"



ROOF FRAMING PLAN
1/4"=1'-0"

SHEAR WALL SCHEDULE (ASD VALUES)

FOUNDATION NOTES	
1.	ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
2.	ALL EXTERIOR STUDS TO BE 2x4 @ 16" O.C.
3.	THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 1/2 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
4.	PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
5.	PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
6.	SEE SHT S3 FOR TYP. CONCRETE & SLAB DETAILS 1-8
7.	POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
8.	FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1 & 4)	3/8" ply, C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply, C-D or C-C sheathing, (1) side w/ 8d @ 4 1/2" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply, C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	1/2" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	1/2" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260"	350"	490"	550"	665"	870"
ANCHOR BOLT SPACING	3/8" @ 48" or 1/2" @ 32"	3/8" @ 32" or 1/2" @ 24"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 16" or 1/2" @ 24"	3/8" @ 12" or 1/2" @ 8"
16d (0.148") SILL NAILING	6"	4 1/2"	3 1/2"	3"	1/2"x4 1/2" SDS screws @ 8"	1/2"x4 1/2" SDS screws @ 8"
SPACING OF A36/TP4 FRAMING TO TOP PLATE	32" O.C.	18" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

LEGEND	
	X" SHEARWALL & A.B. SPACING PER SCHEDULE
	BOLT TYPE HOLDOWN
	BEARING OR EXTENT OF RAFTERS
	HANGER TO BEAM/LEDGER
	BEARING OR EXTENT OF JOISTS

SHEAR WALL FOOTNOTES

- (1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEAR SHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.
- (2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209, 307, 308, 309, ETC.)
- (3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 3/8" MIN. FROM THE EDGE OF SHEATHING.
- (4) WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D, SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.
- (5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.
- (*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

project
PRADU
City of Encinitas

revisions

01

description

Foundation/
Framing Plans

date ## Month 20##

project no. 20##-xxxxxx

drawn by xxx/xxx

sheet no.

S2

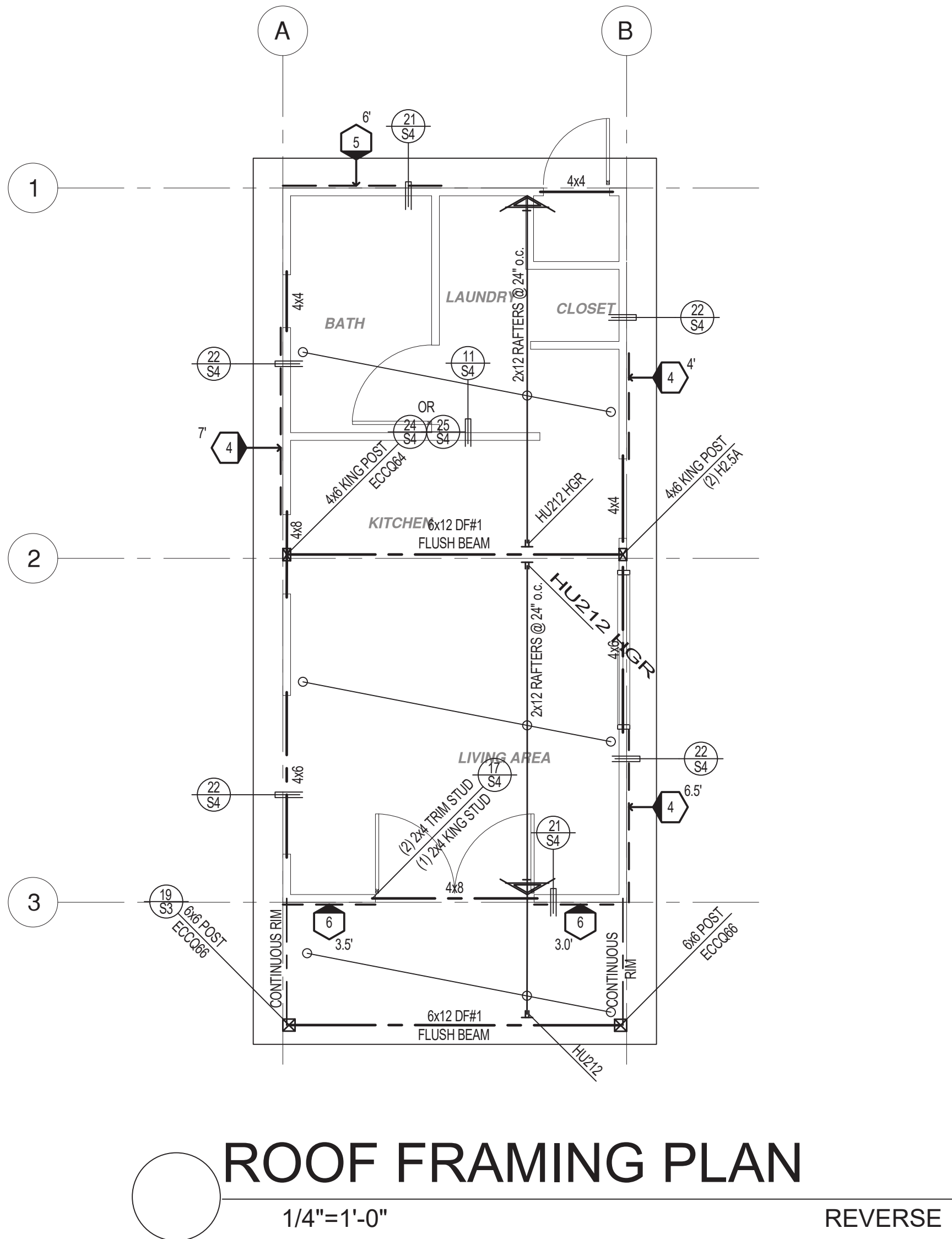
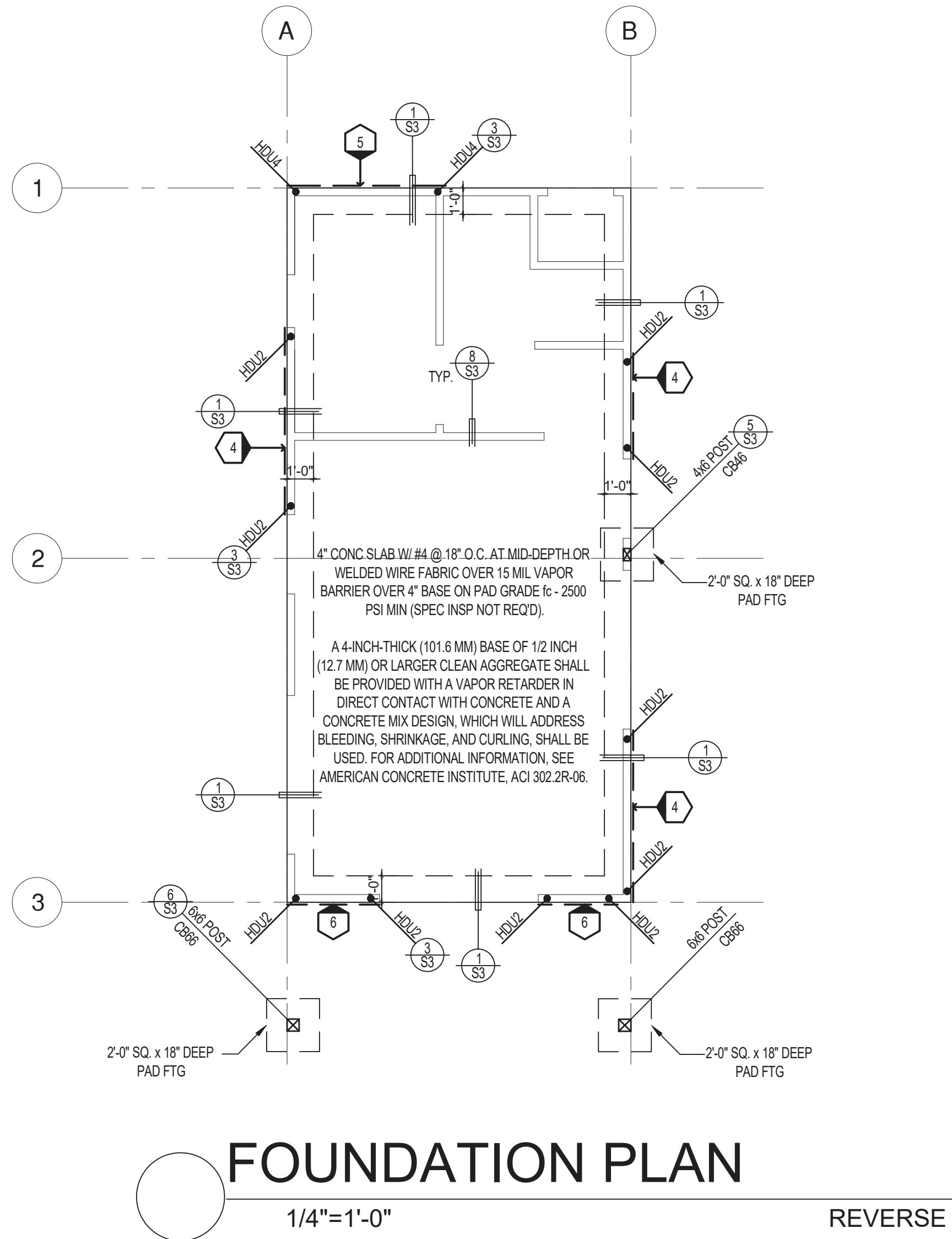
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SHEAR WALL SCHEDULE (ASD VALUES)

FOUNDATION NOTES	
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3.	THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 1/2 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
4.	PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
5.	PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
6.	SEE SHT S3 FOR TYP. CONCRETE & SLAB DETAILS 1-8
7.	POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
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	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1 & 4)	3/8" ply, C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply, C-D or C-C sheathing, (1) side w/ 8d @ 4 1/2" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply, C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	1/2" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	1/2" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
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	BOLT TYPE HOLDOWN
	BEARING OR EXTENT OF RAFTERS
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- (*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

project

PRADU
City of Encinitas

revisions



description

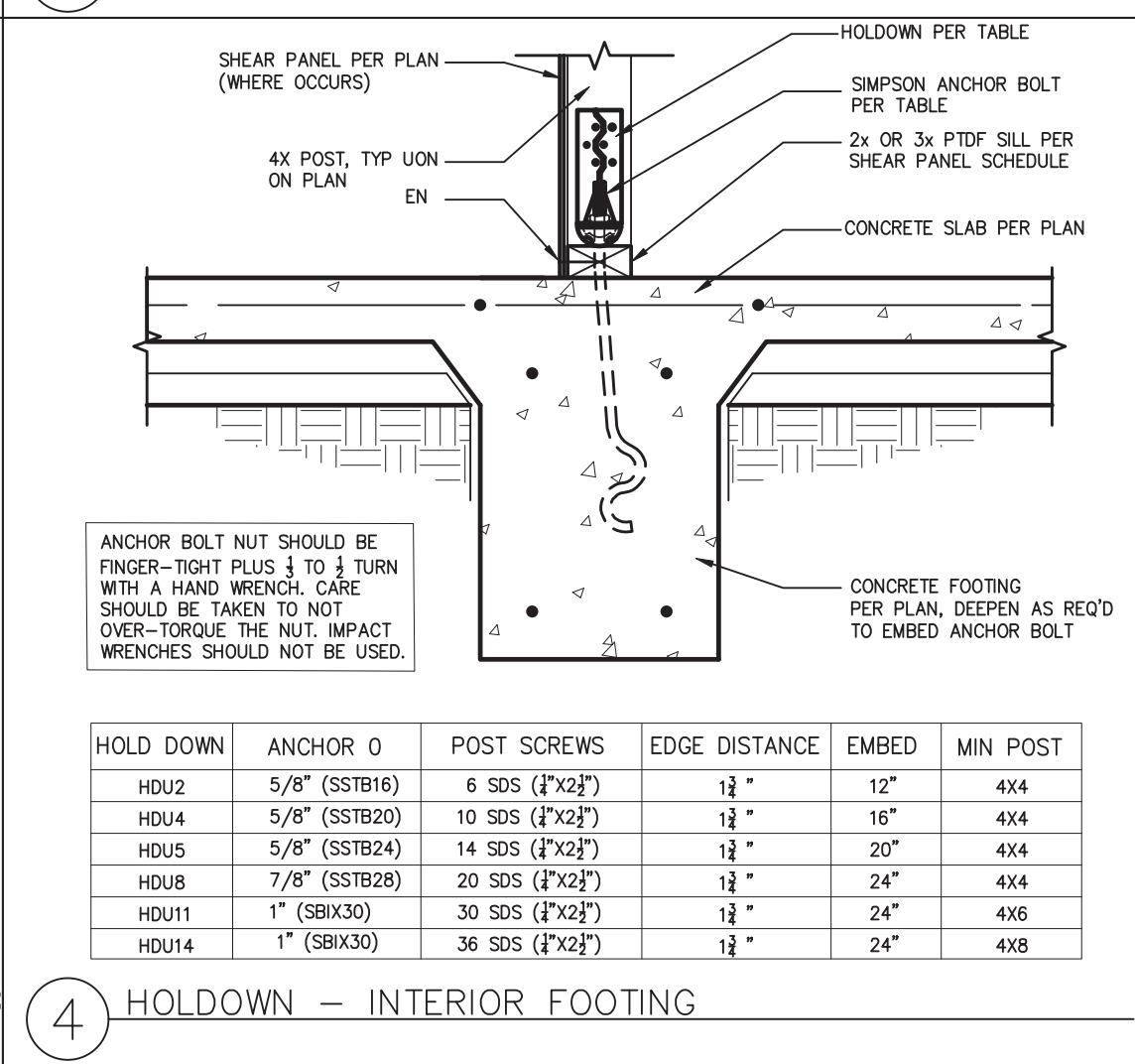
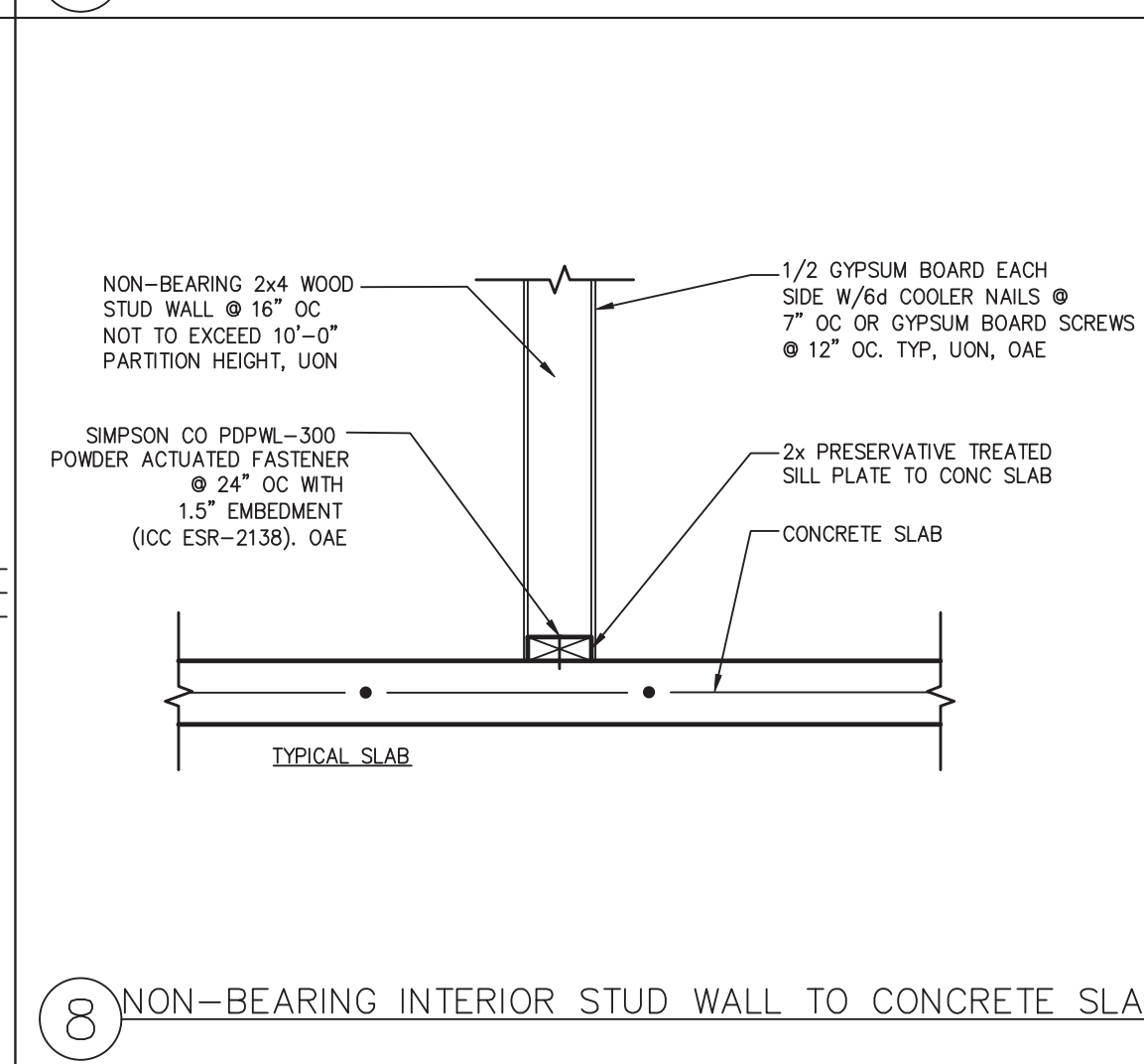
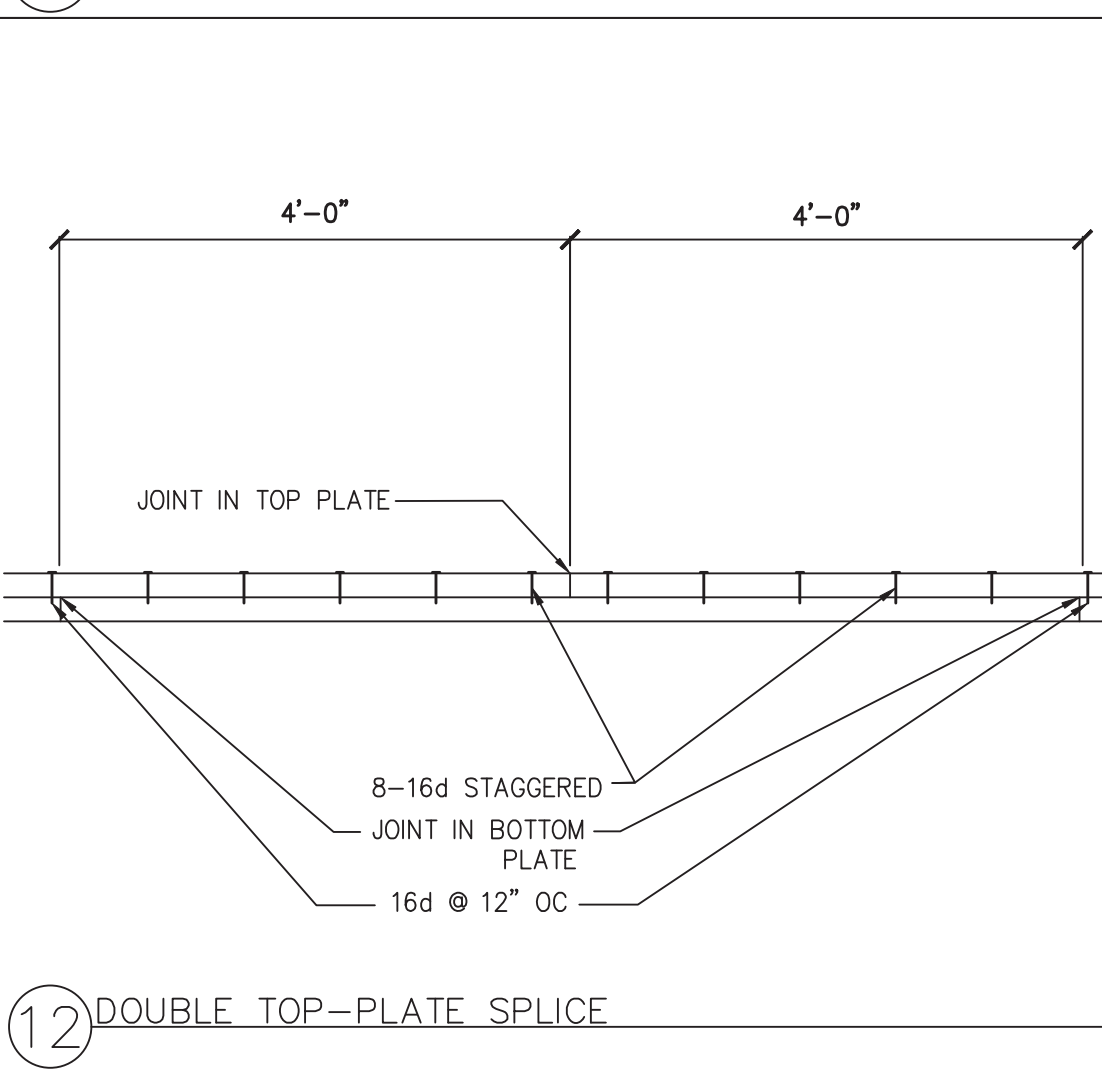
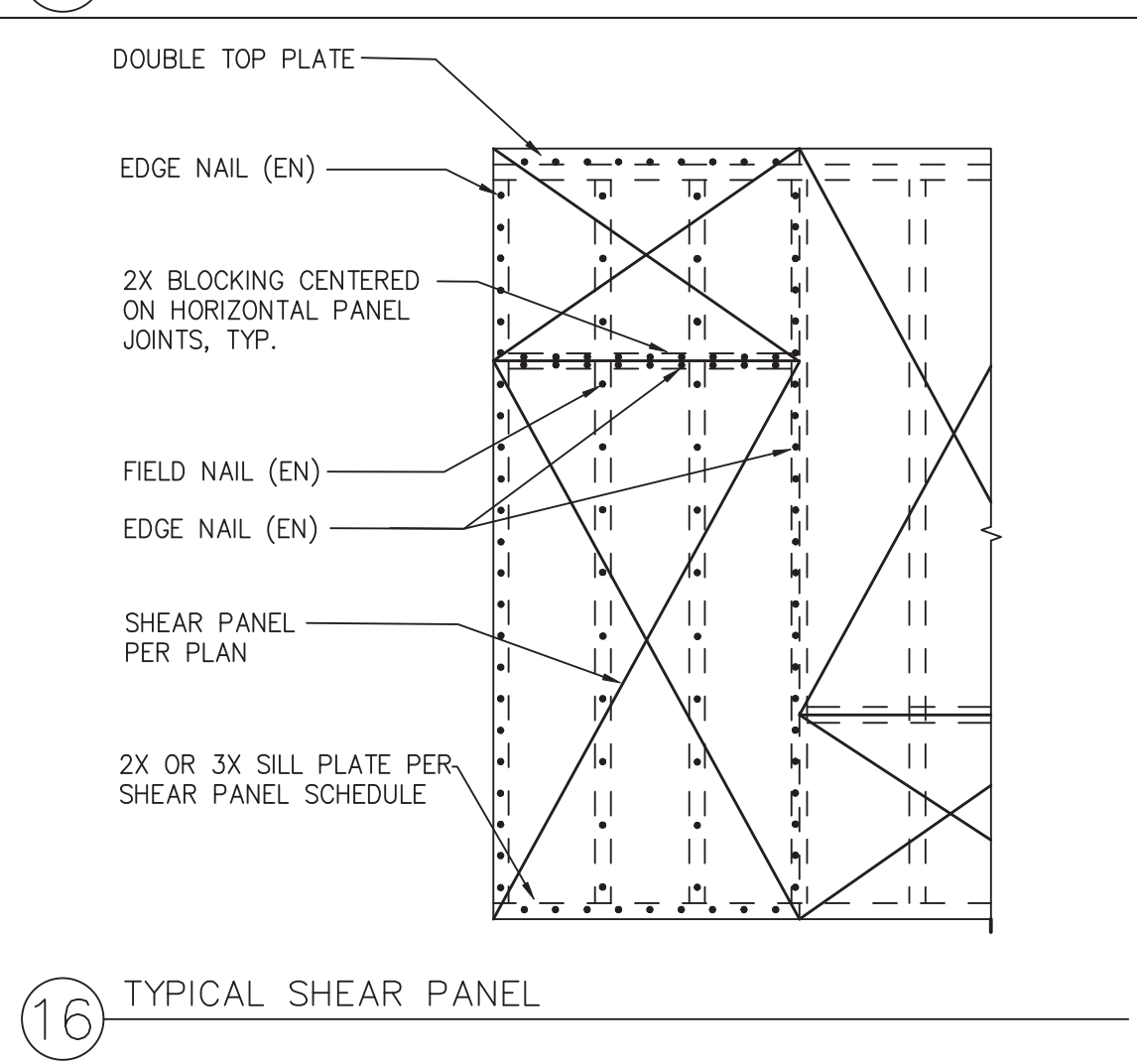
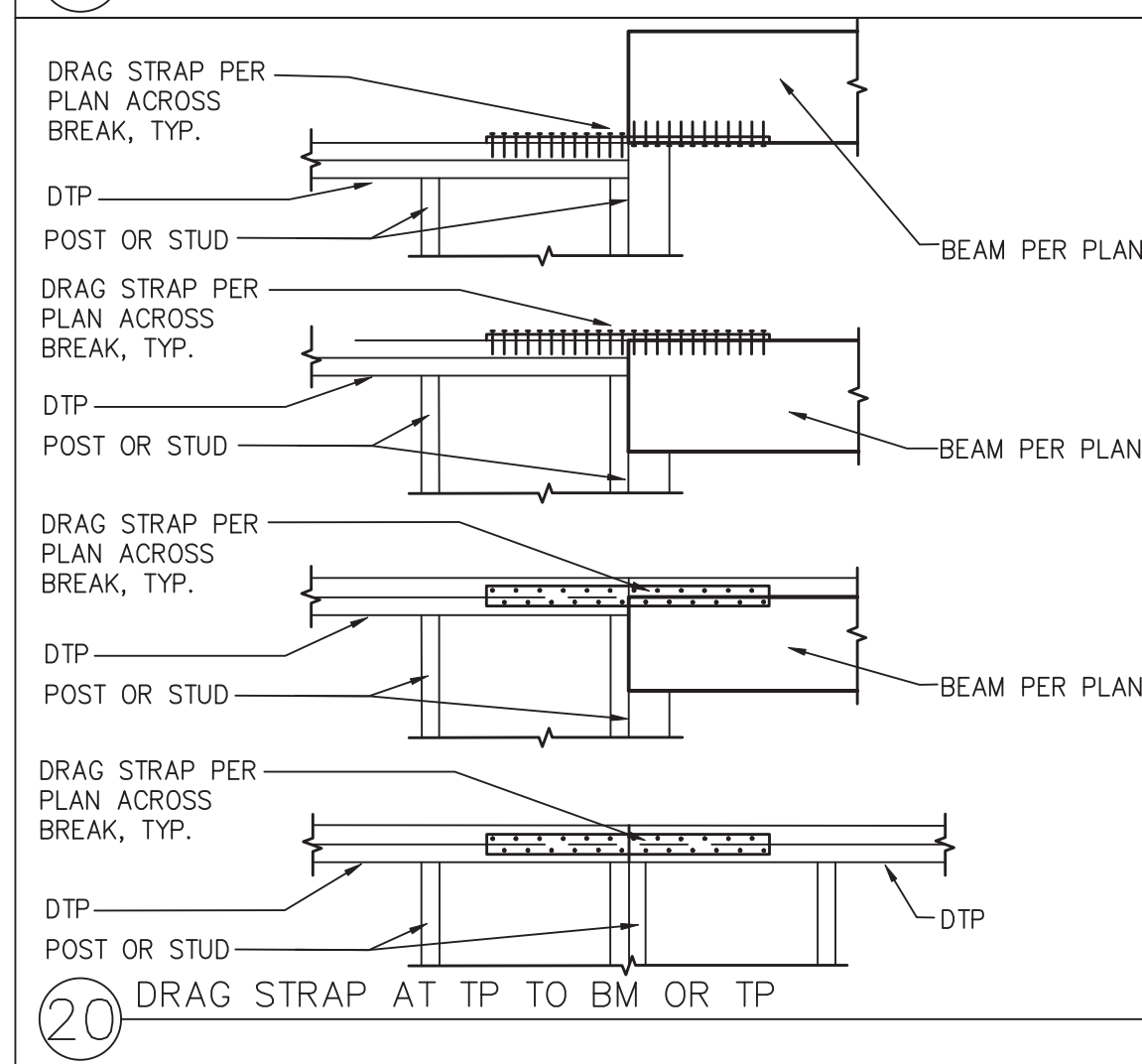
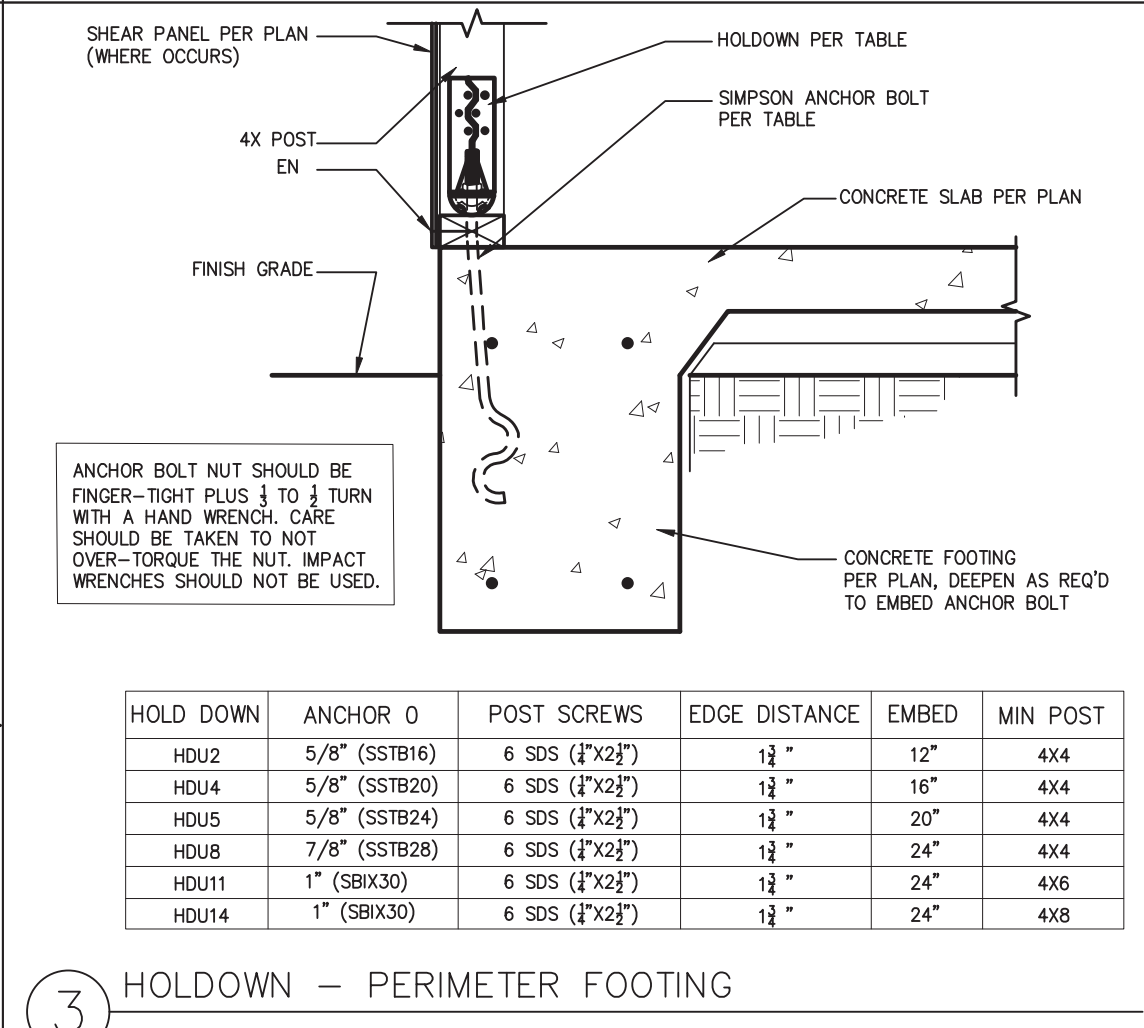
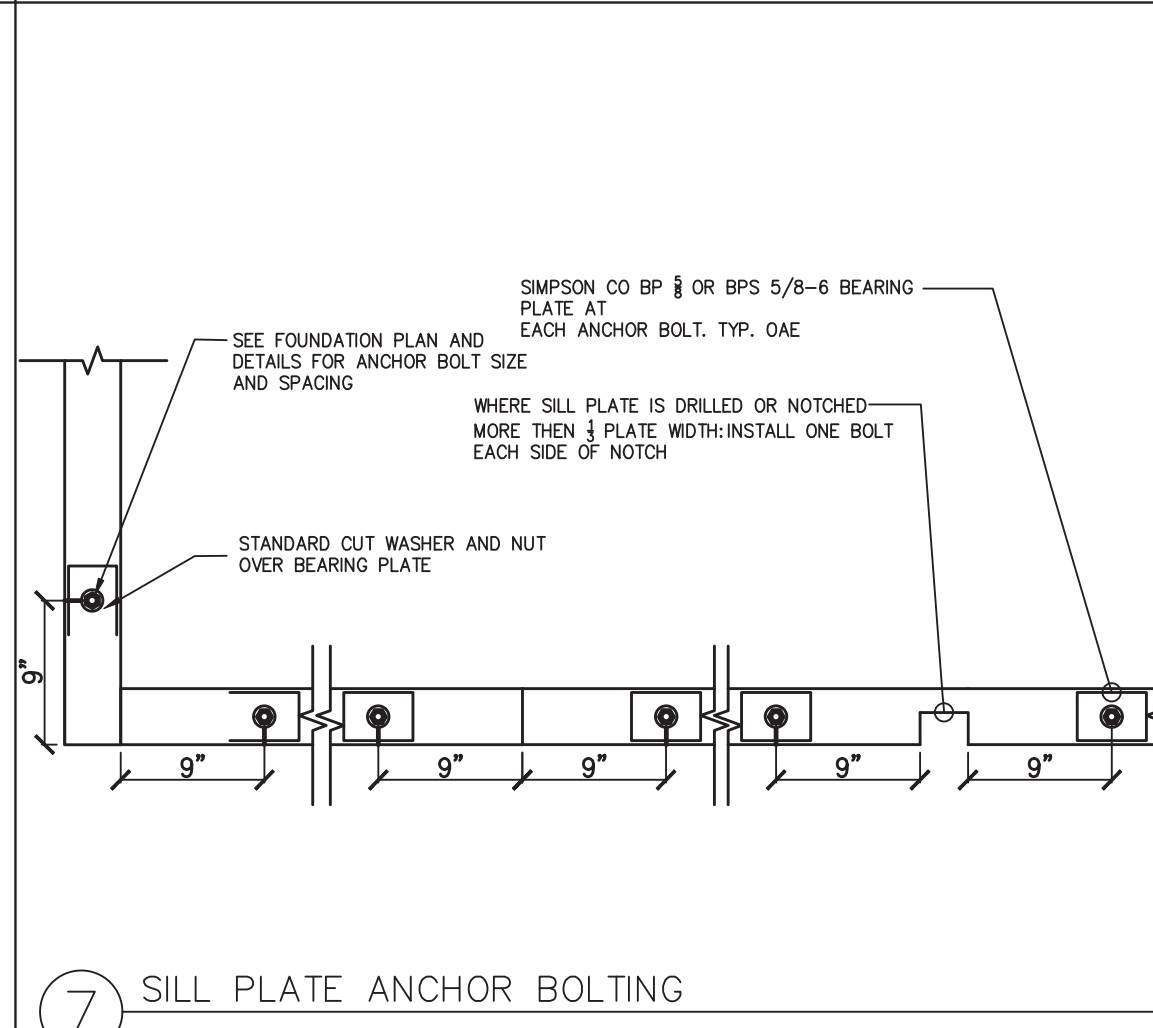
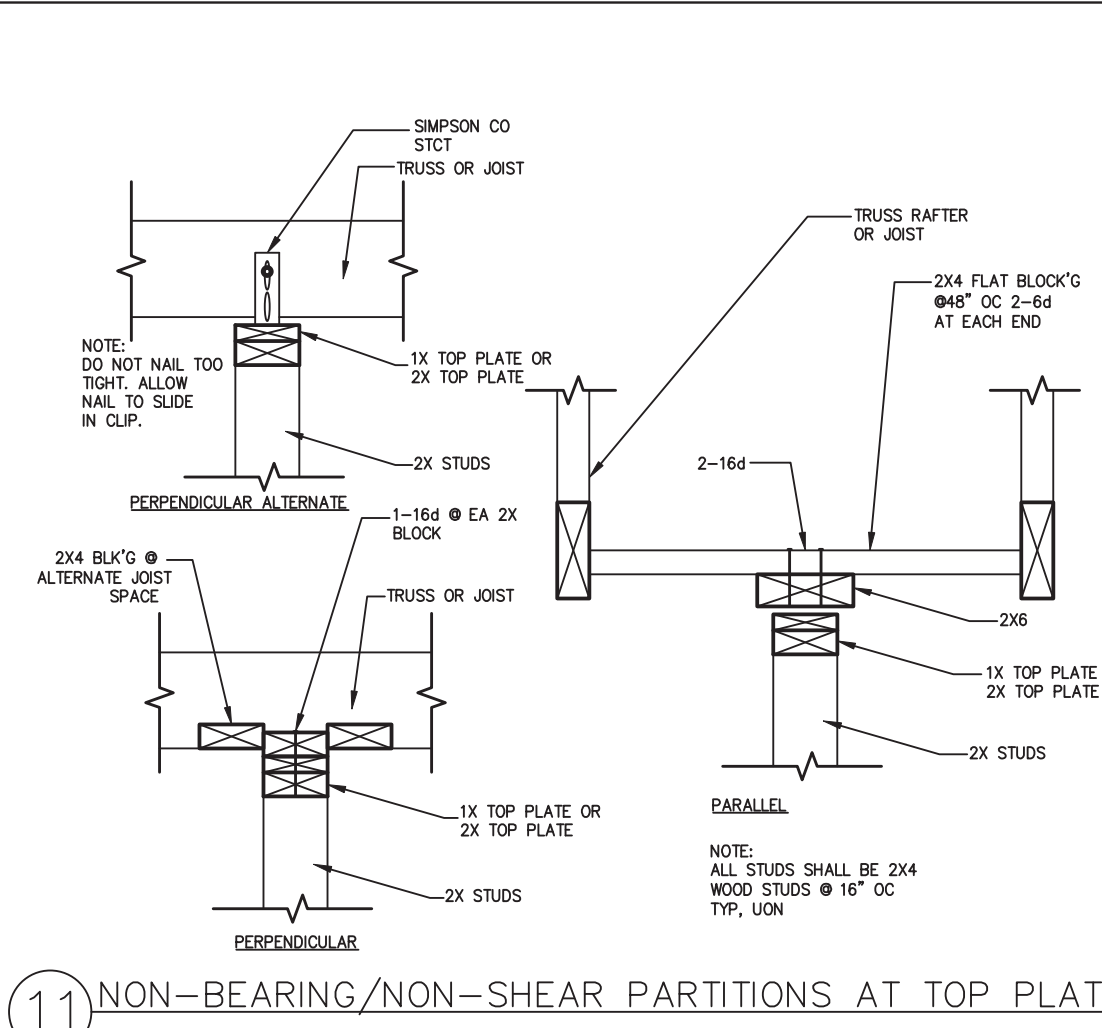
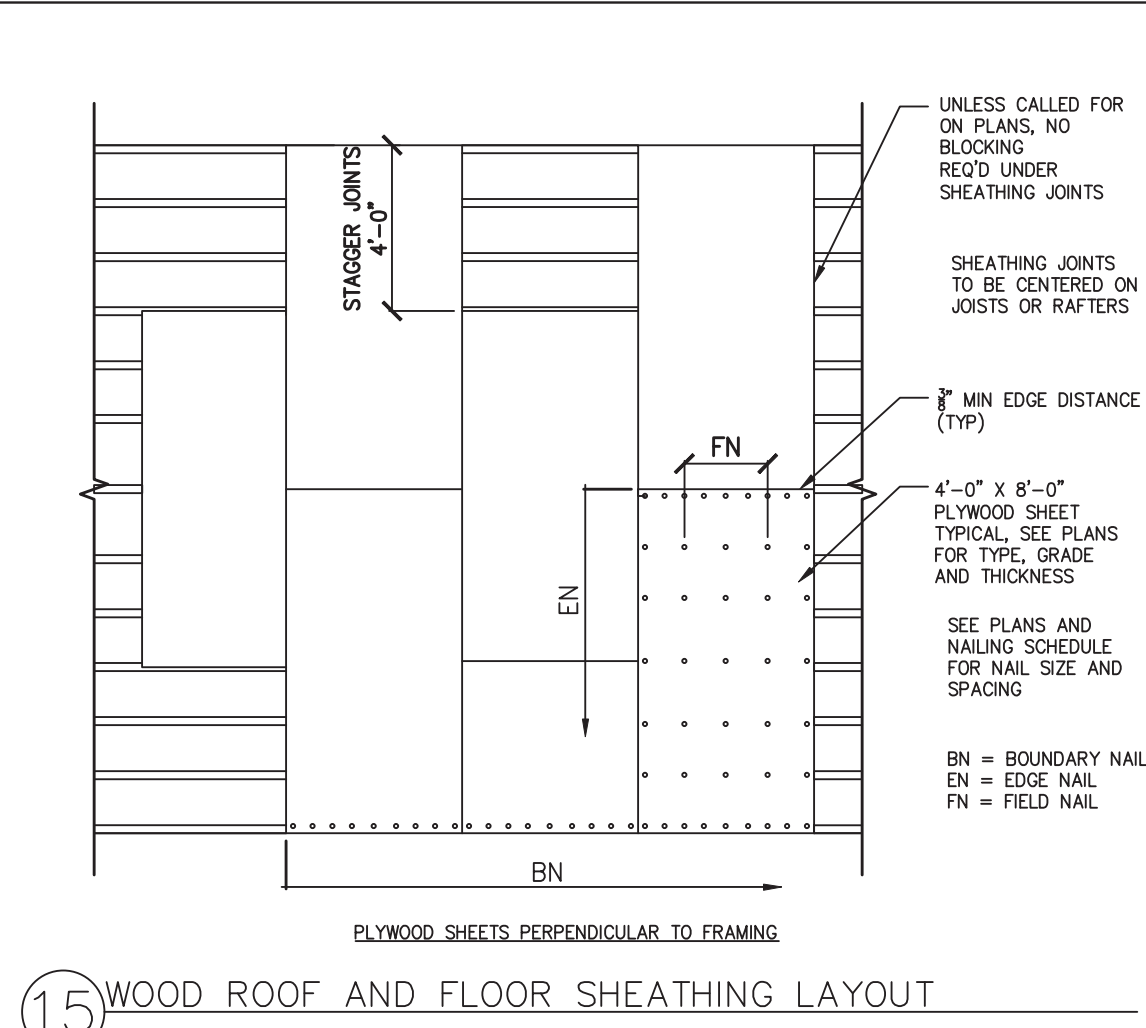
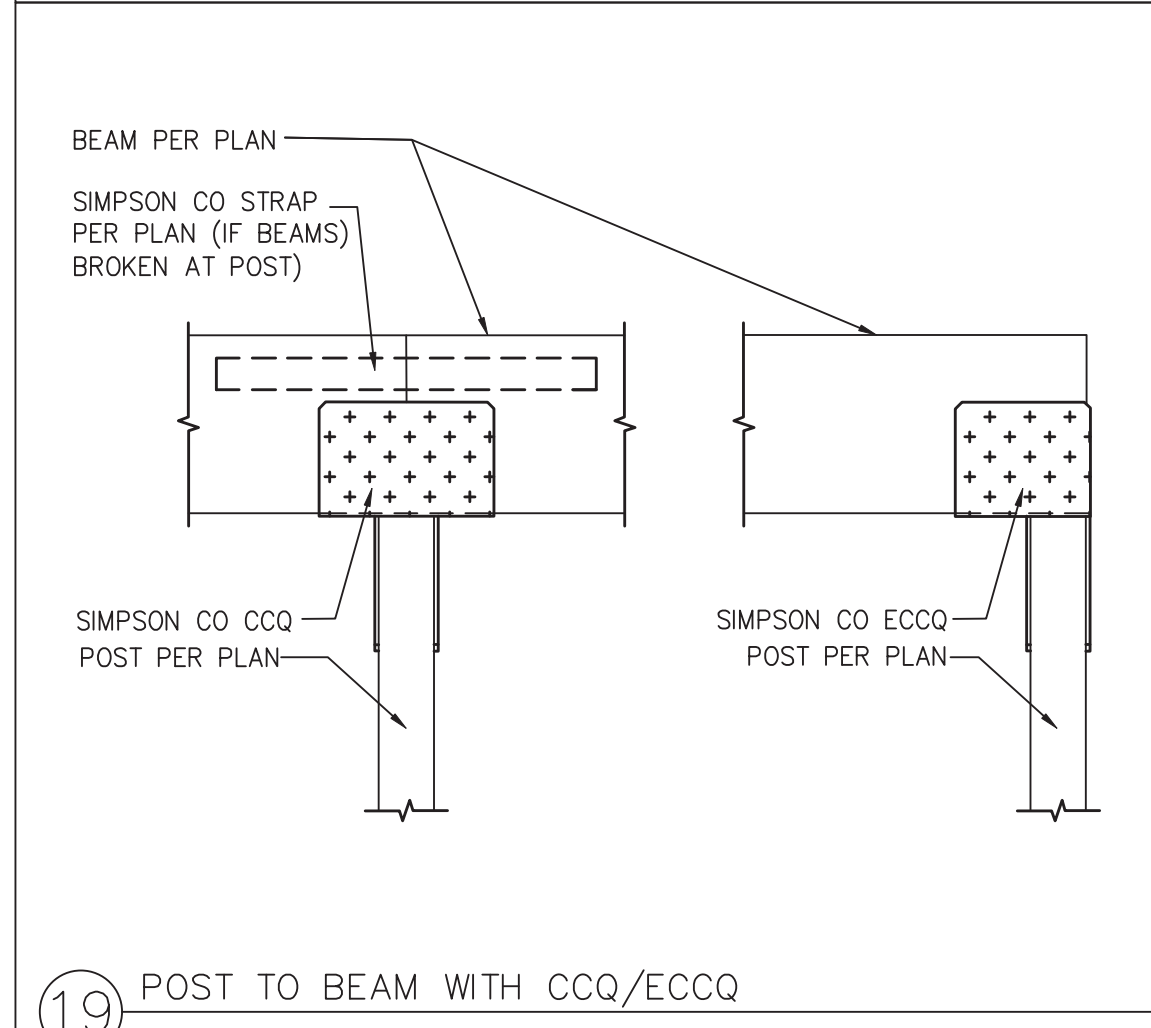
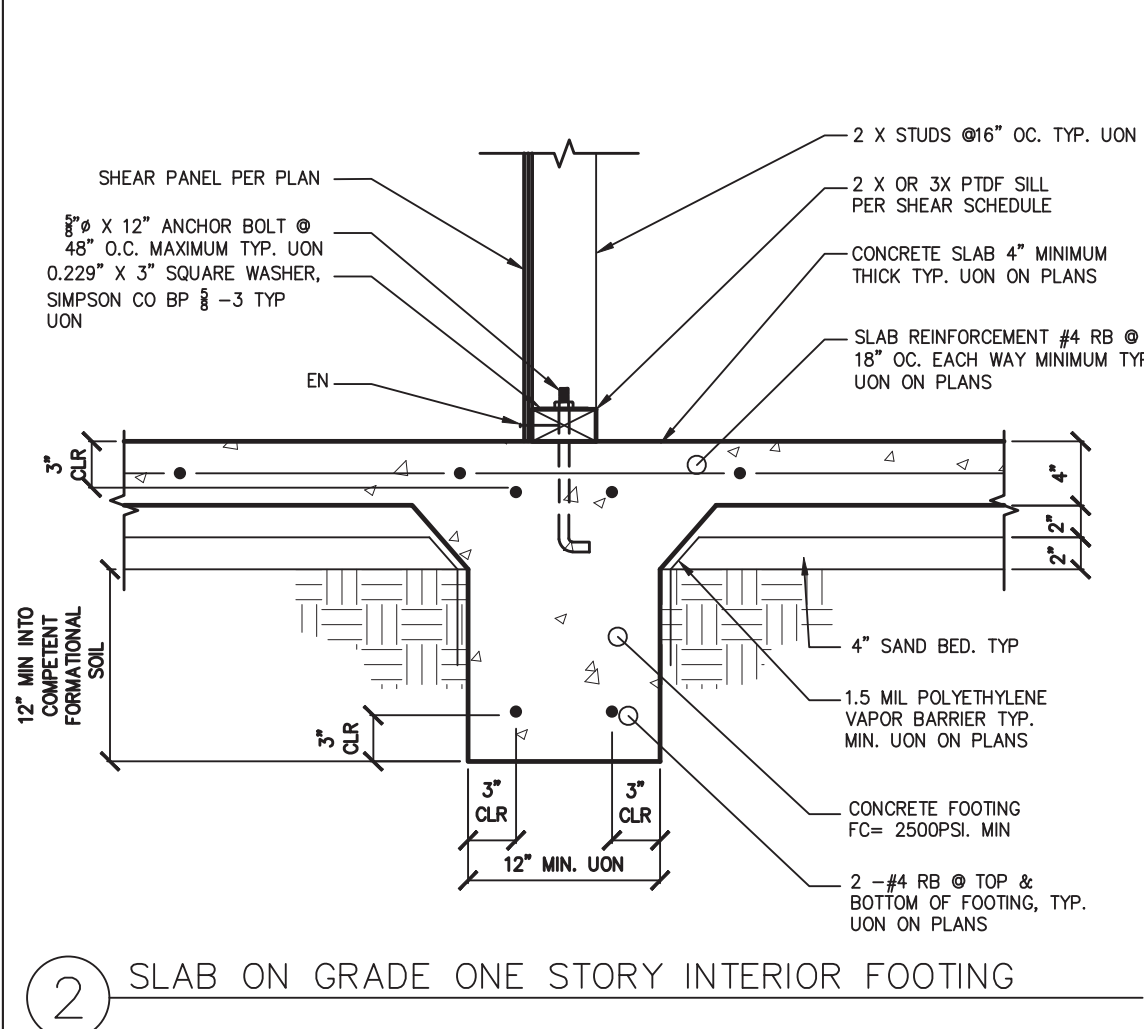
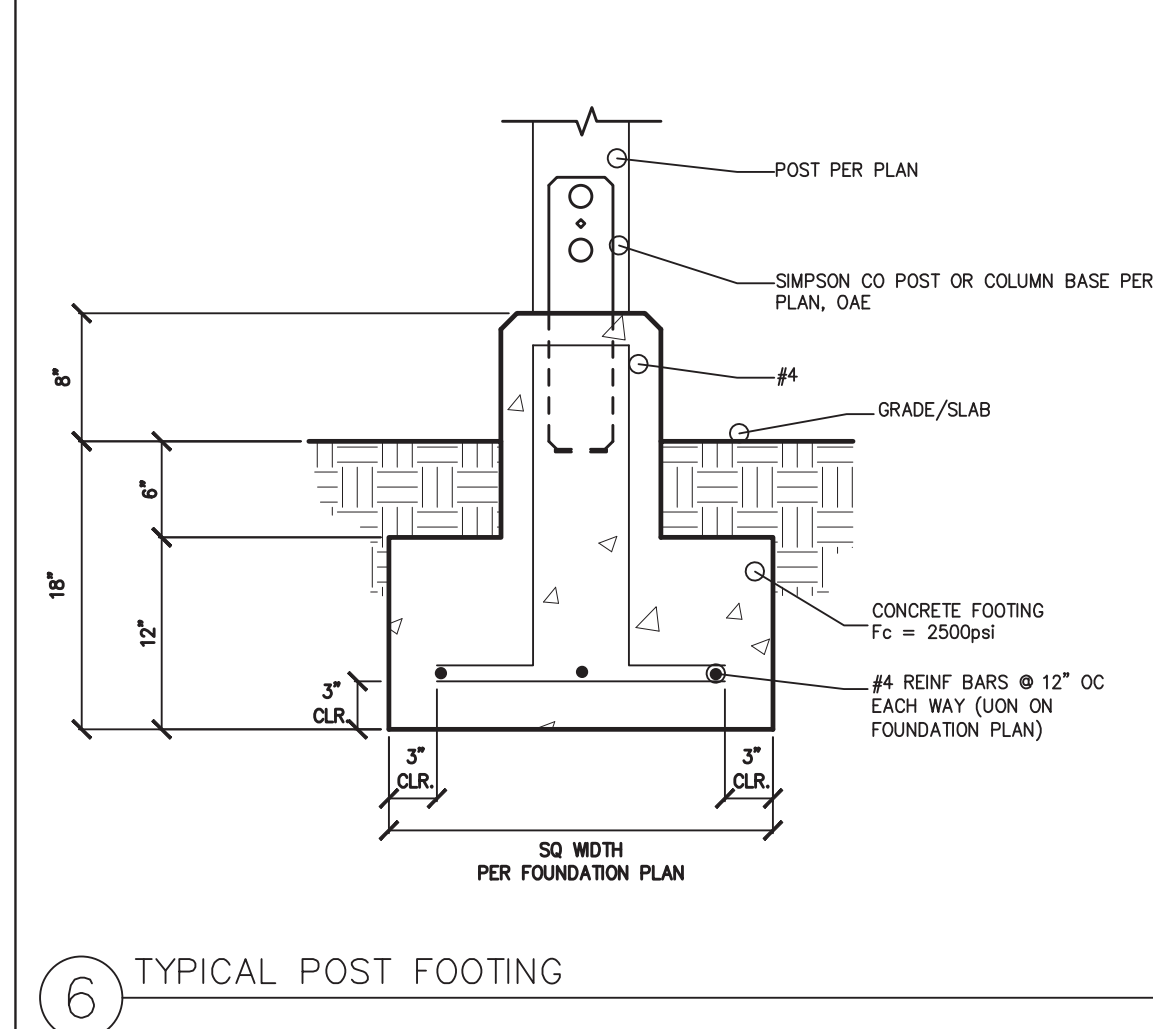
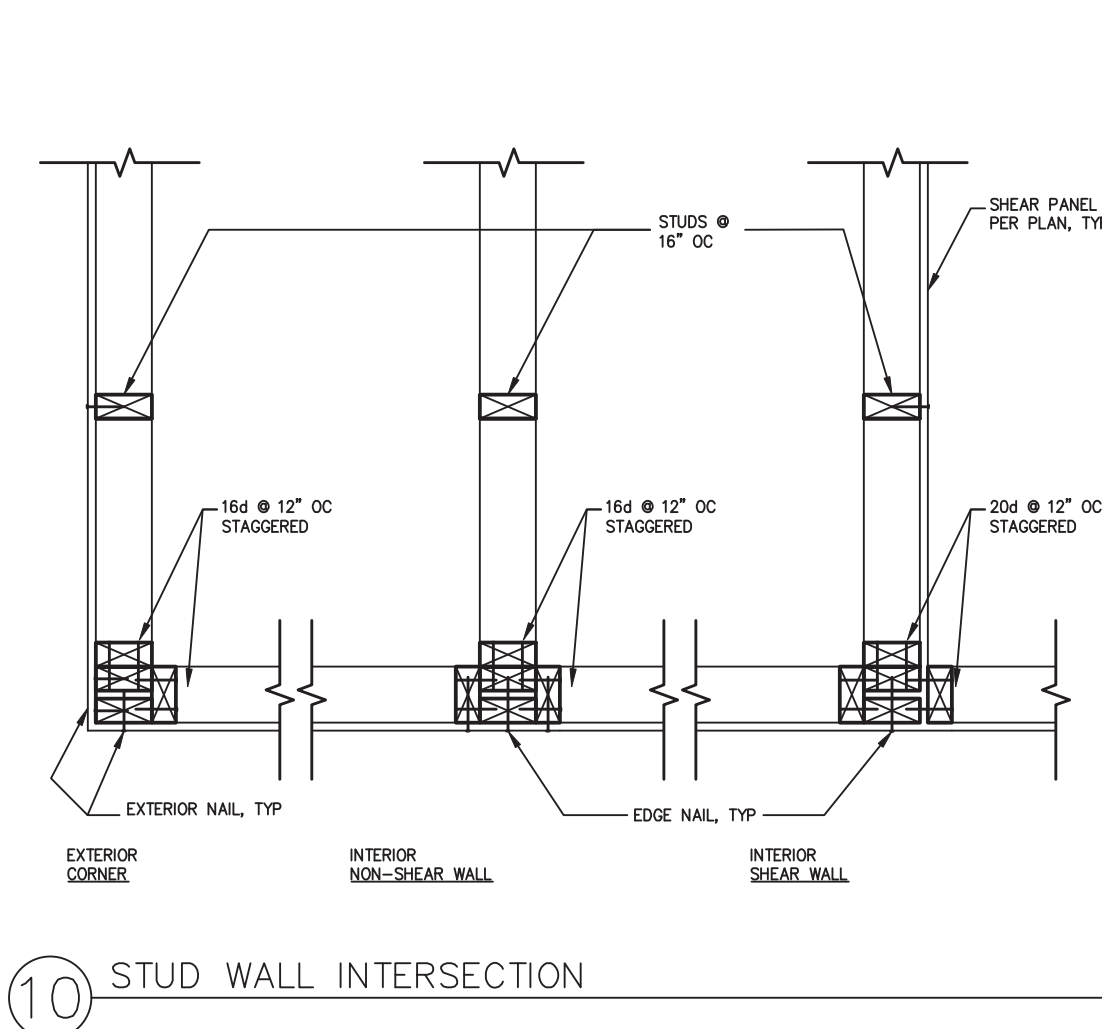
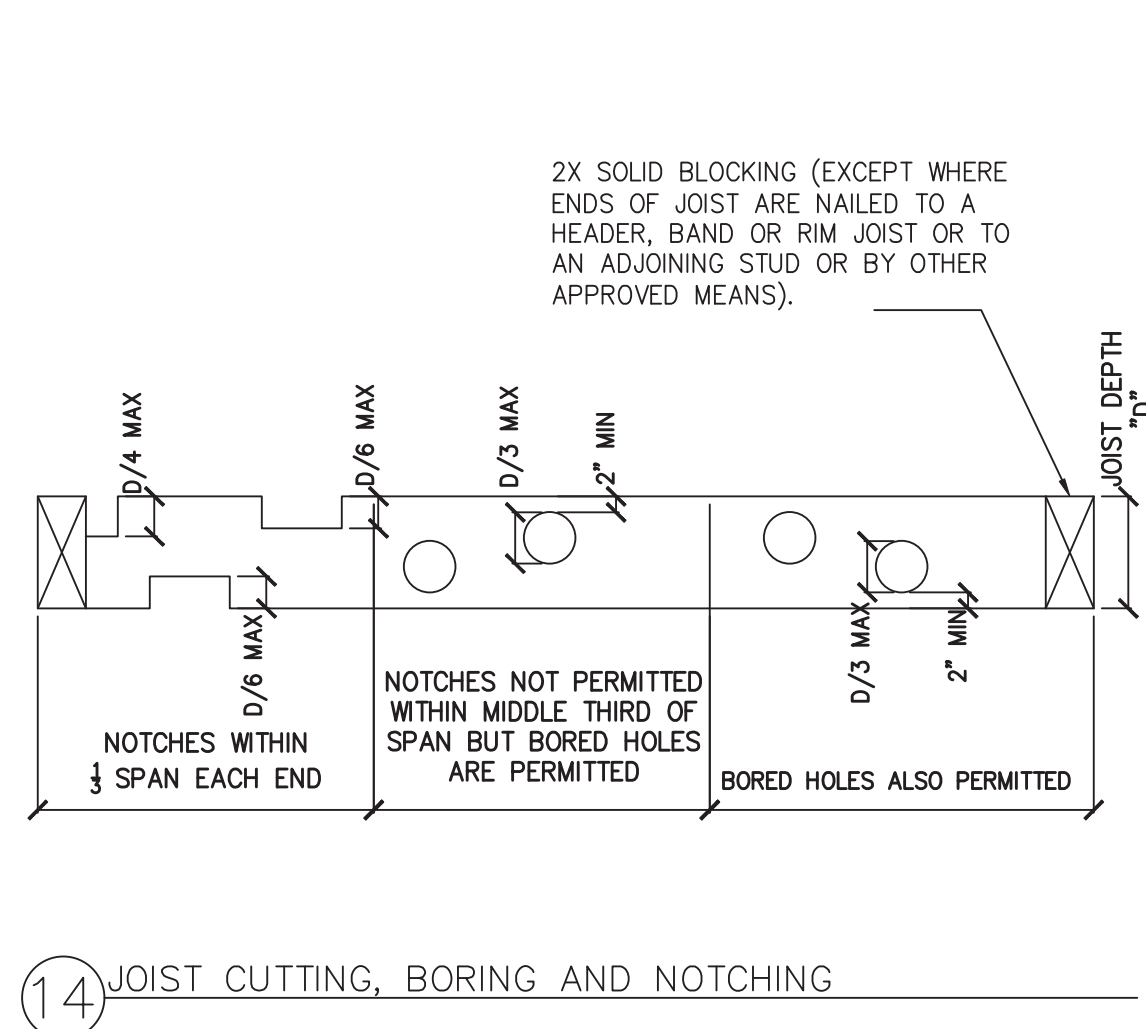
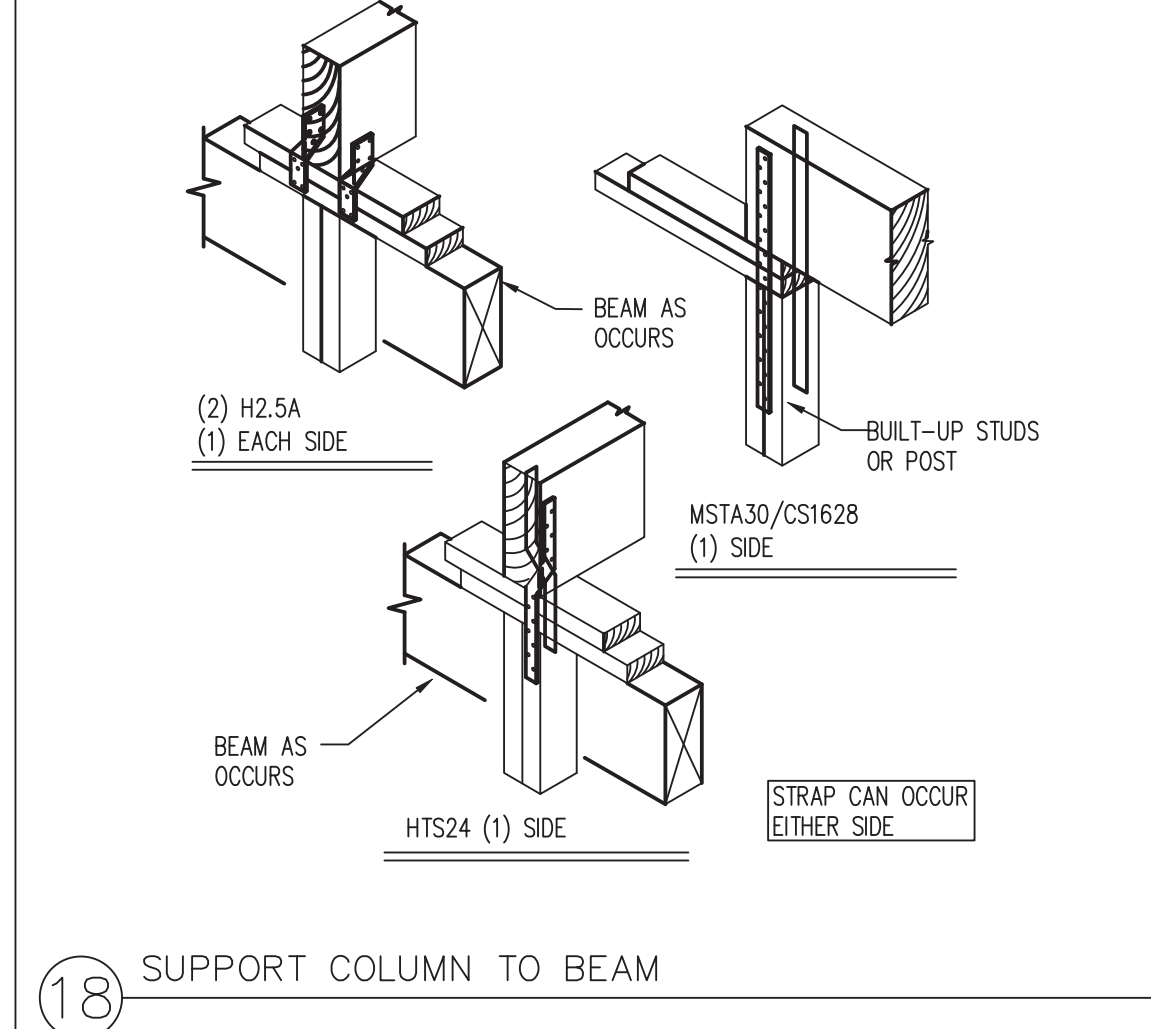
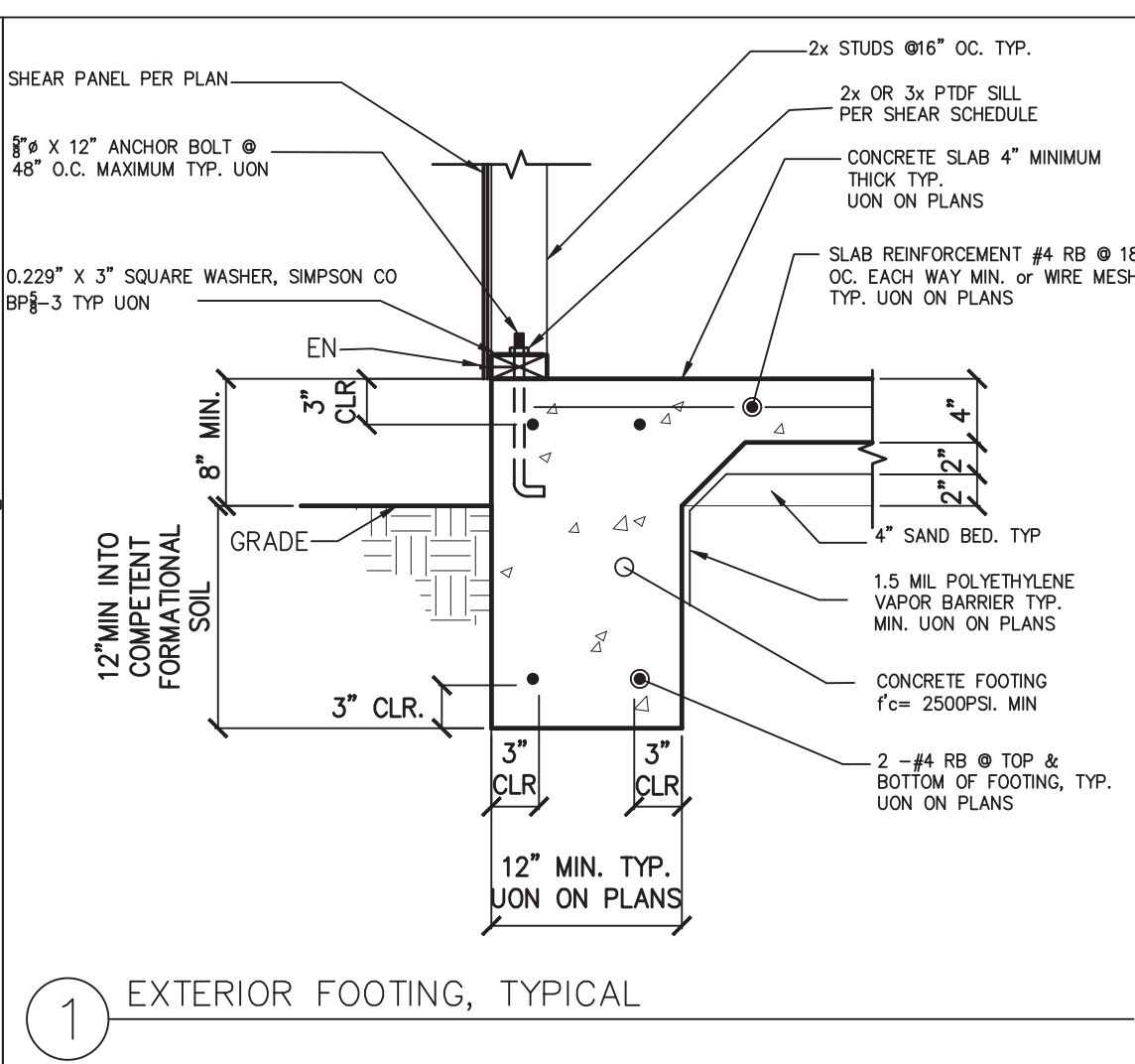
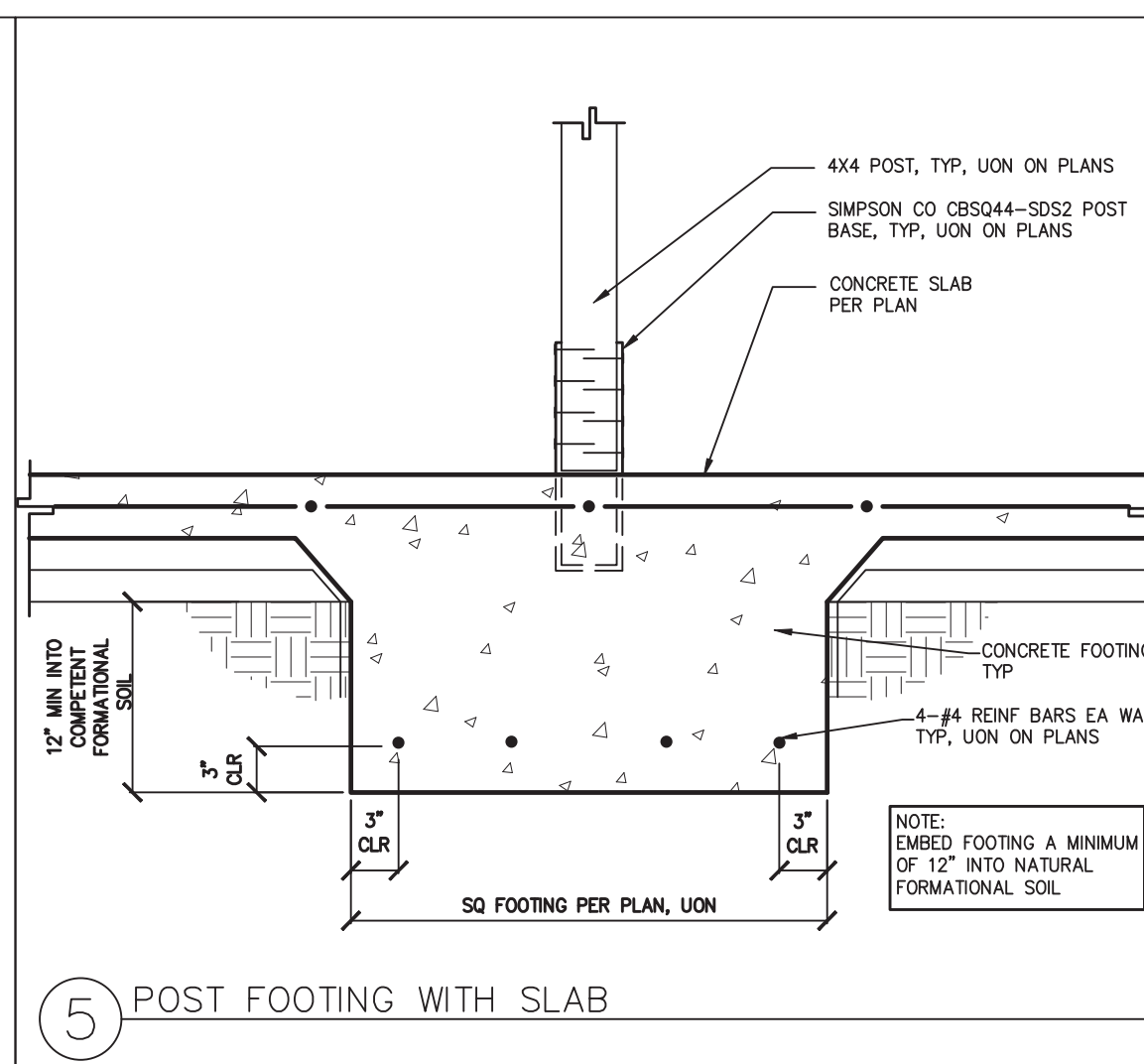
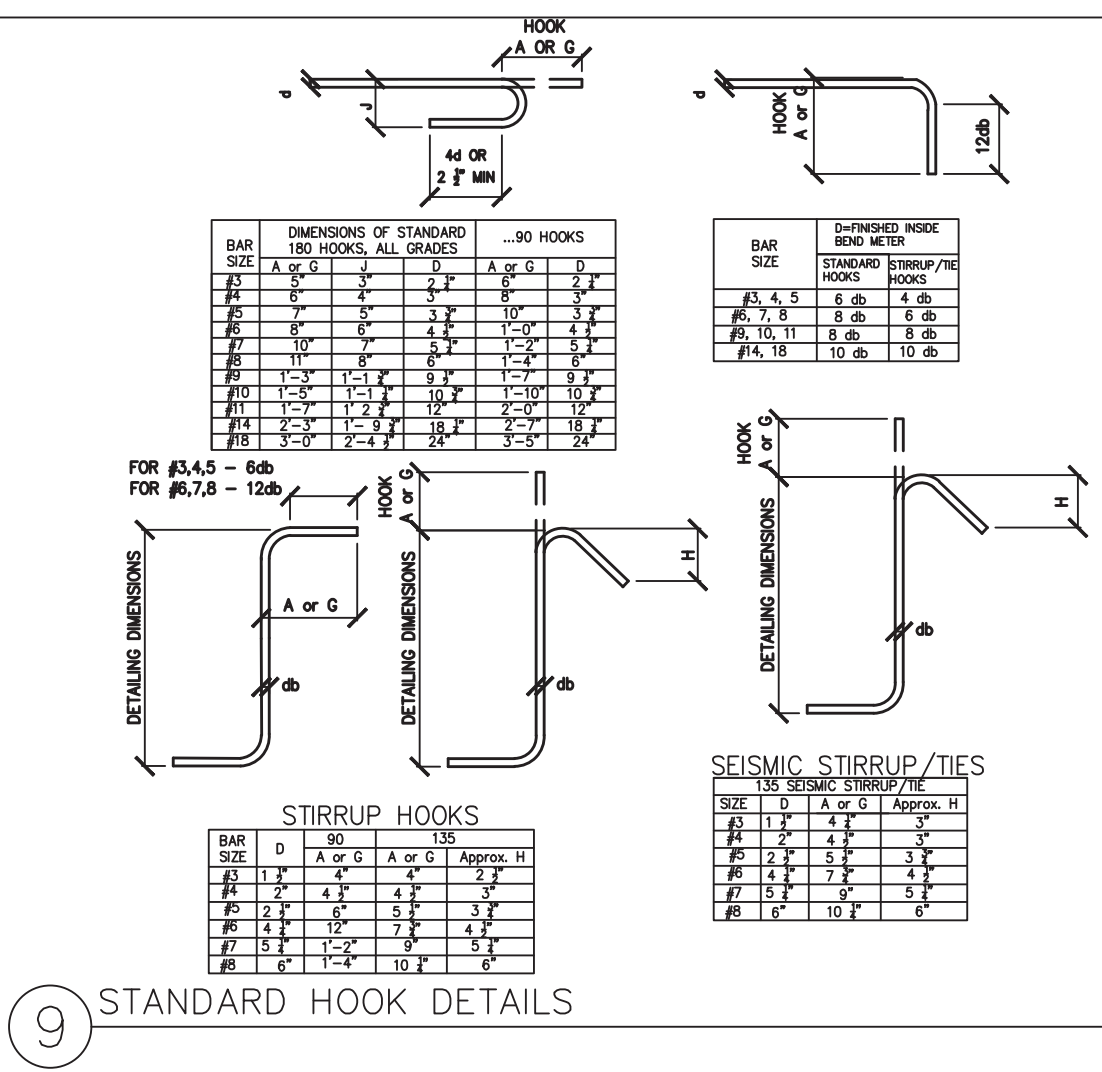
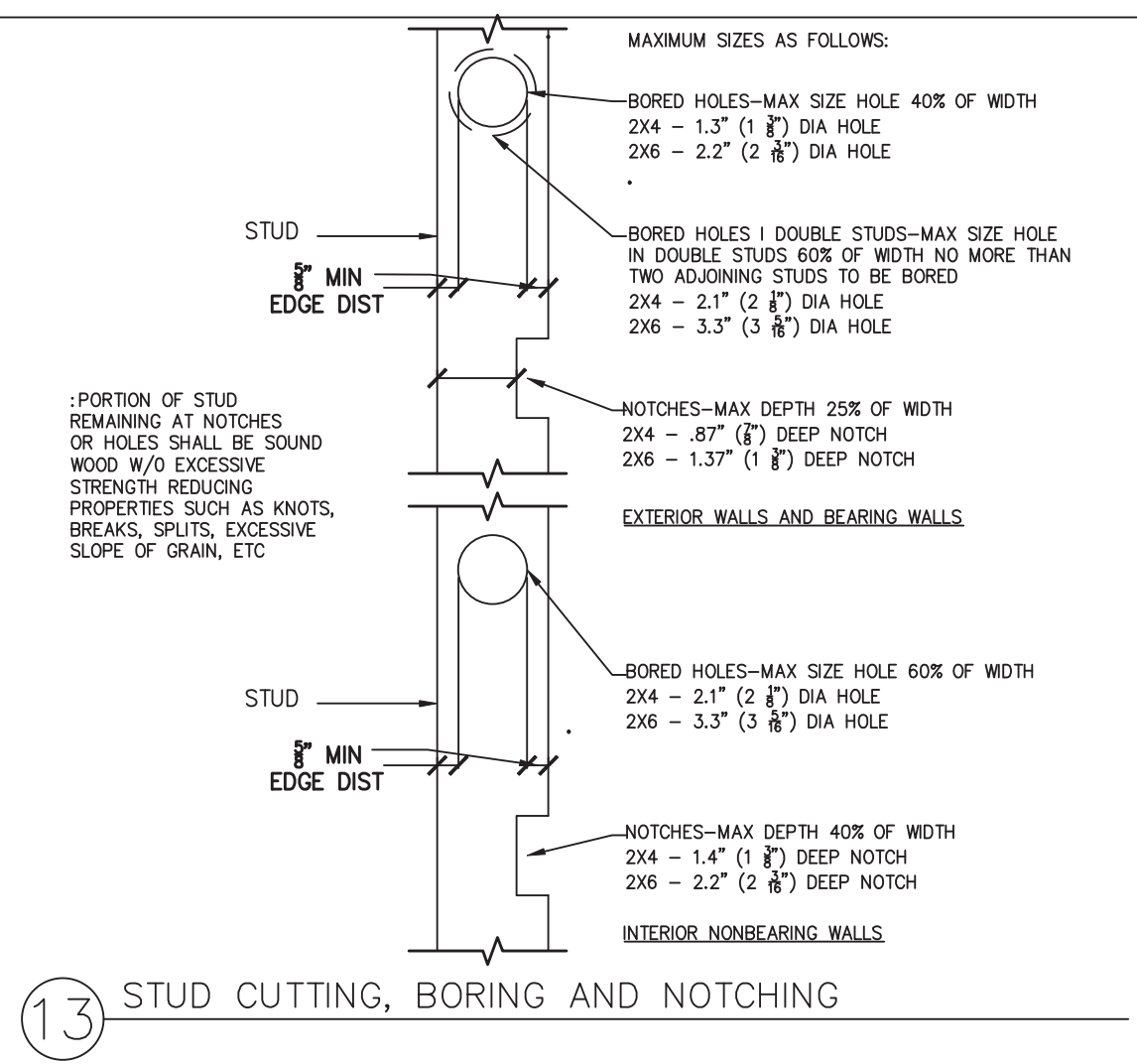
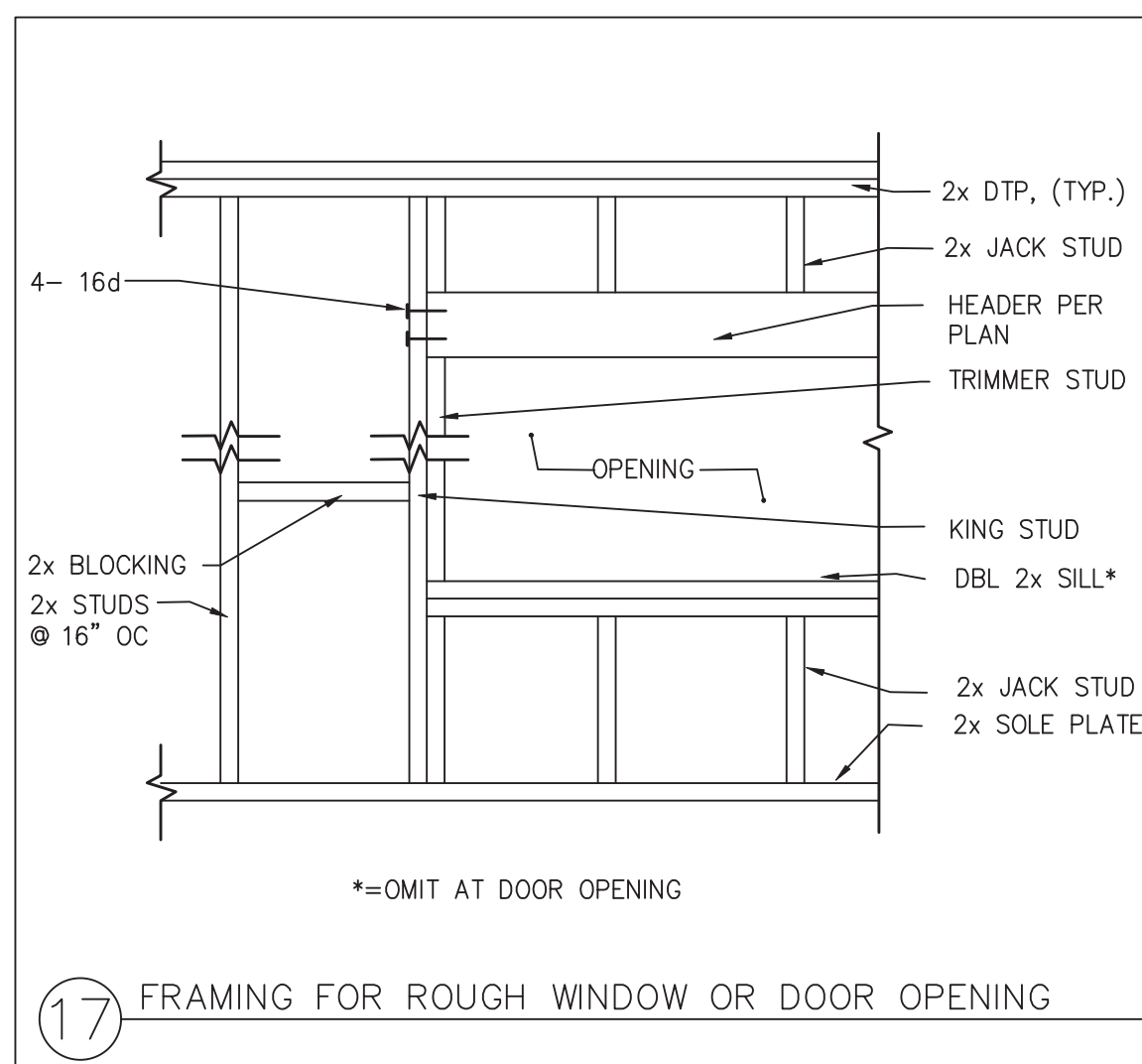
Foundation/
Framing Plans
- Reverse

date ## Month 20##

project no. 20##-xxxxxx

drawn by xxx/xxx

sheet no. S2R



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project
PRADU
City of Encinitas

revisions

description

Structural Details

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date          ## Month 20##
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project no. 20##_xxxxxx

drawn by xxx/xxx

sheet no.

S3

			<p>ROOF BEAM PER PLAN, TYP</p> <p>LSTA21 BM TO KING POST EACH SIDE</p> <p>4x8 HEADER</p> <p>2x STUDS @ 16" o.c.</p>	<p>2x ROOF RAFTERS PER PLAN</p> <p>PLYWOOD ROOF SHEATHING PER PLAN</p> <p>2x SHAPED BLOCK (MAYBE OFFSET FROM DTP TO PROVIDE FINISH STOP) EN</p> <p>SHEAR PANEL PER PLAN (WHERE OCCURS)</p> <p>2x STUDS @ 16" OC</p> <p>SIMPSON CO A35 PER SHEAR PANEL SCHEDULE (48" OC MAX) (DTP)</p> <p>DOUBLE TOP PLATE (DTP)</p> <p>2x FREIZE BLOCK EN</p> <p>SHEAR PANEL PER PLAN (WHERE OCCURS)</p>	
37	33	29	25 KING POST – OPTION B	21 SHEAR TRANSFER AT EAVE	
				<p>E.N. ROOF PER WOOD FRAMING CONSTRUCTION NOTES</p> <p>ROOF SHEATHING PER WOOD FRAMING CONSTRUCTION NOTES</p> <p>2x FULL HEIGHT BLOCKING @ 48" O/C</p> <p>2x12 ROOF RAFTERS @ 24" O/C</p> <p>2x12 RAFTER/RIM JOIST</p> <p>A35/LTP4 BLOCKING TO TOP PLATE, SPACING PER SHEAR WALL SCHEDULE</p> <p>E.N. PER WOOD CONSTRUCTION NOTES</p> <p>SHEARWALL TO TOP PLATE</p> <p>OVERHANG, EAVE, OR RAFTERS PER PLAN</p>	22 PARALLEL RAFTERS AT SHEAR WALL
				<p>ROOF SHEATHING PER WOOD FRAMING CONSTRUCTION NOTES</p> <p>RAFTERS PER PLAN</p> <p>(4) 10d NAILS EACH SIDE</p> <p>E.N. ROOF PER WOOD FRAMING CONSTRUCTION NOTES</p> <p>2X BLOCKING ENTIRE LENGTH OF WALL</p> <p>E.N. PER SHEARWALL SCHEDULE</p> <p>TYPICAL DOUBLE TOP PLATE PER WOOD FRAMING CONSTRUCTION NOTES</p> <p>SHEAR WALL PER PLAN</p> <p>A35 @ 24" o/c TOP PLATE TO PANEL BLOCK</p>	23 SHEAR TRANSFER @ INT. BRG WALL AND RAFTER LAP DETAIL
				<p>NOTES: 1. USE IF CONNECTIONS ARE VISIBLE. CCQ IF NOT VISIBLE. SIMPSON CO. ARCHITECTURAL SERIES ACCEPTABLE IN PLACE OF CC IF DESIRED. 2. USE ECC OR ECCQ AT TOP CONNECTION IF KING POST IS AT AN END WALL LOCATION.</p> <p>BEAM PER PLAN</p> <p>SIMPSON CO. CC PER PLAN</p> <p>KING POST PER PLAN</p> <p>SIMPSON CO. CC PER PLAN</p> <p>BEAM PER PLAN</p>	24 KING POST

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project

PRADU
City of Encinitas

revisions

01

description

Structural
Details

date

Month 20##

project no.

20##_xxxxxx

drawn by

xxx/xxx

sheet no.

S4

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: PRADU Studio (2022)

Calculation Description: Title 24 Analysis

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 24 in. O. C.	R-30	None / None	0.034	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (30)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (1)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

Registration Number: 223-P010019667A-000-000-000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-02-14 15:27:02

Report Version: 2022.0.000

Schema Version: rev 20220901

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: PRADU Studio (2022)

Calculation Description: Title 24 Analysis

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Yvonne St Pierre	Documentation Author Signature: 
Company: Design Path Studio	Signature Date: 2023-02-14 15:27:02
Address: 364 Second St Suite 2	CA's HERS Certification Identification (if applicable): C 34789
City/State/Zip: Encinitas, CA 92024	Phone: 760-944-1413

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I, certify the following under penalty of perjury, under the laws of the State of California:

- I am eligible under Division 1 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
- I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features and/or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with the building permit application.

Responsible Designer Name: Yvonne St Pierre	Responsible Designer Signature: 
Company: Design Path Studio	Date Signed: 2023-02-14 15:27:02
Address: 364 Second St Suite 2	License: C 34789
City/State/Zip: Encinitas, CA 92024	Phone: 760-944-1413

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies

Registration Provider responsibility for the information.

Registration Number: 223-P010019667A-000-000-000000-0000

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Report Version: 2022.0.000

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.001(13)	Space Conditioning System Airflow Rate and Fan Efficiency. Space conditioning systems that use ducts to supply cooling must have a flow in the plenum of a static pressure point, or a pressure static pressure point in the supply plenum. Airflow must be ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.44 watts per CFM for fan systems and ≥ 0.38 watts per CFM for all others. Small duct high-velocity systems must provide an air ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.62 watts per CFM. Fan verification testing is required in accordance with Reference Residential Appendix RA3.1.
§ 150.001(14)	Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.001(15).
§ 150.001(15)	Control Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide for whole-dwelling-unit ventilation airflow required per §150.001(15). A mechanical damper must be installed on the ventilated duct that prevents all airflow through the space conditioning duct system when the damper(s) is closed and/or deactivated per §150.001(16)(b). CFI ventilation systems must have controls that track outdoor air ventilation on time, and either open or close the mechanical damper(s) when ventilation is § 150.001(15).
§ 150.001(16)	Whole-Dwelling-Unit Mechanical Ventilation in Single-Family Detached and Townhouses. Single-family detached dwelling units and attached dwelling units with sharing ceilings with floors with other dwelling units, roomed suites, party pods, or commercial centers must have mechanical ventilator airflow specified in § 150.001(16).
§ 150.001(17)	Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust. Roomed suites must have demand-controlled exhaust system meeting requirements of §150.001(16). Attached kitchen and bathrooms can use demand-controlled exhaust system meeting requirements of §150.001(16). Exhaust fans must be installed in accordance with the manufacturer's instructions. Exhaust fans must be measured by the manufacturer's test method per §150.001(16), and rated for sound per §150.001(16).
§ 150.001(18)	Airflow Measurement and Sound Rating of Whole-Dwelling-Unit Ventilation Systems. The airflow required per § 150.001(16) must be measured by using a flow hood, the pit, or, for other airflow measuring devices in the fan test area, the manufacturer's test method per §150.001(16). Exhaust fans must be measured by the manufacturer's test method per §150.001(16), and rated for sound per §150.001(16).
§ 150.001(19)	Pool Systems and Equipment Installation. Pool systems or equipment must be installed in accordance with the applicable requirements for pool systems and equipment per §150.001(19).
§ 150.001(20)	Pool and Spa Systems and Equipment. Any pool or spa heating system or equipment must be installed in accordance with the applicable requirements for pool and spa heating systems and equipment per §150.001(20).
§ 150.001(21)	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 150.001(21).
§ 150.001(22)	Luminaires Efficacy. All installed luminaires must meet the requirements in Table 100.3.A, except lighting integral to exhaust fans, kitchen range hoods, fan-only rimless, and garage door openers, navigation lighting used for fire, and lighting integral to showers, cabinets, and trim elements with an efficacy of at least 65 lumens per watt.
§ 150.001(23)	Room-based Luminaires. Room-based luminaires must contain lamps that comply with Reference Joint Appendix RA3.1.
§ 150.001(24)	Room-based Luminaires in Corridors. Luminaires installed in corridors must not contain room-based luminaires, must be integral, and must be sealed with a gasket or caulk. California Electrical Code § 410.111 must also be met.
§ 150.001(25)	Light Sources in Enclosed or Restricted Luminaires. Lamps and other replaceable light sources that are not compliant with the JAE applicable requirements, including marking requirements, must not be installed in enclosed or restricted luminaires.
§ 150.001(26)	Room-based Luminaires. The number of enclosed luminaires that are more than 18 in. above the finished floor and do not contain a control, low-voltage wiring, or fan speed control.
§ 150.001(27)	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in a motor vehicle hood) must meet the applicable requirements of § 150.001(27).

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: PRADU Studio (2022)

Calculation Description: Title 24 Analysis

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Model	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	RheemPROPHADT2R H37550	Outside	ADU - Studio	ADU - Studio

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Showers/Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
Mitsubishi ACU-Studio1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback

HVAC - HEAT P.J.MPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Efficiency Type	HSPF / EER / COP	Cap 47	Cap 17	Efficiency Type	SEER / SEER2	EER / EER2 / CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Ductless MiniSplit HP	1	HSPF	8.2	9600	1688	EERSEER	14	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-HtPump

Registration Number: 223-P010019667A-000-000-000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-02-14 15:27:02

Report Version: 2022.0.000

Schema Version: rev 20220901

HERS Provider: CalCERTS Inc.

Report Generated: 2023-02-14 14:28:20



2022 Single-Family Residential Mandatory Requirements Summary

MECS, single-family residential buildings subject to the Energy Codes that comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.

§ 150.001(13)	Space Conditioning System Airflow Rate and Fan Efficiency. Space conditioning systems that use ducts to supply cooling must have a flow in the plenum of a static pressure point, or a pressure static pressure point in the supply plenum. Airflow must be ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.44 watts per CFM for fan systems and ≥ 0.38 watts per CFM for all others. Small duct high-velocity systems must provide an air ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.62 watts per CFM. Fan verification testing is required in accordance with Reference Residential Appendix RA3.1.
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2022 Single-Family Residential Mandatory Requirements Summary

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§ 150.001(17)	Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust. Roomed suites must have demand-controlled exhaust system meeting requirements of §150.001(16). Attached kitchen and bathrooms can use demand-controlled exhaust system meeting requirements of §150.001(16). Exhaust fans must be installed in accordance with the manufacturer's instructions. Exhaust fans must be measured by the manufacturer's test method per §150.001(16), and rated for sound per §150.001(16).
§ 150.001(18)	Airflow Measurement and Sound Rating of Whole-Dwelling-Unit Ventilation Systems. The airflow required per § 150.001(16) must be measured by using a flow hood, the pit, or, for other airflow measuring devices in the fan test area, the manufacturer's test method per §150.001(16). Exhaust fans must be measured by the manufacturer's test method per §150.001(16), and rated for sound per §150.001(16).
§ 150.001(19)	Pool Systems and Equipment Installation. Pool systems or equipment must be installed in accordance with the applicable requirements for pool systems and equipment per §150.001(19).
§ 150.001(20)	Pool and Spa Systems and Equipment. Any pool or spa heating system or equipment must be installed in accordance with the applicable requirements for pool and spa heating systems and equipment per §150.001(20).
§ 150.001(21)	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 150.001(21).
§ 150.001(22)	Luminaires Efficacy. All installed luminaires must meet the requirements in Table 100.3.A, except lighting integral to exhaust fans, kitchen range hoods, fan-only rimless, and garage door openers, navigation lighting used for fire, and lighting integral to showers, cabinets, and trim elements with an efficacy of at least 65 lumens per watt.
§ 150.001(23)	Room-based Luminaires. Room-based luminaires must contain lamps that comply with Reference Joint Appendix RA3.1.
§ 150.001(24)	Room-based Luminaires in Corridors. Luminaires installed in corridors must not contain room-based luminaires, must be integral, and must be sealed with a gasket or caulk. California Electrical Code § 410.111 must also be met.
§ 150.001(25)	Light Sources in Enclosed or Restricted Luminaires. Lamps and other replaceable light sources that are not compliant with the JAE applicable requirements, including marking requirements, must not be installed in enclosed or restricted luminaires.
§ 150.001(26)	Room-based Luminaires. The number of enclosed luminaires that are more than 18 in. above the finished floor and do not contain a control, low-voltage wiring, or fan speed control.
§ 150.001(27)	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in a motor vehicle hood) must meet the applicable requirements of § 150.001(27).

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: PRADU Studio (2022)

Calculation Description: Title 24 Analysis

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Ve-ified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-HtPump	Not Required	0	Not Required	Not Required	No	No	Yes	Yes

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficiency (W/CFM)	IAQ Fan Type	Includes Heat/Recovery Energy?	IAQ Recovery Effectiveness - SRE	Includes Fault Indicator Display?	HERS Verification	Status
Sfram IAQventHgt	25	0.35	Exhaust	No	n/a	No	Yes	

PROJECT NOTES

Energy Pro uses ASHRAE method for HVAC sizing.

Solar is 1.65 kWdc < 1.8 - Solar exemption taken.

Registration Number: 223-P010019667A-000-000-000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-02-14 15:27:02

Report Version: 2022.0.000

Schema Version: rev 20220901

HERS Provider: CalCERTS Inc.

Report Generated: 2023-02-14 14:28:20



2022 Single-Family Residential Mandatory Requirements Summary

§ 150.001(13)	Space Conditioning System Airflow Rate and Fan Efficiency. Space conditioning systems that use ducts to supply cooling must have a flow in the plenum of a static pressure point, or a pressure static pressure point in the supply plenum. Airflow must be ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.44 watts per CFM for fan systems and ≥ 0.38 watts per CFM for all others. Small duct high-velocity systems must provide an air ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.62 watts per CFM. Fan verification testing is required in accordance with Reference Residential Appendix RA3.1.
§ 150.001(14)	Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.001(15).
§ 150.001(15)	Control Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide for whole-dwelling-unit ventilation airflow required per §150.001(15). A mechanical damper must be installed on the ventilated duct that prevents all airflow through the space conditioning duct system when the damper(s) is closed and/or deactivated per §150.001(16)(b). CFI ventilation systems must have controls that track outdoor air ventilation on time, and either open or close the mechanical damper(s) when ventilation is § 150.001(15).
§ 150.001(16)	Whole-Dwelling-Unit Mechanical Ventilation in Single-Family Detached and Townhouses. Single-family detached dwelling units and attached dwelling units with sharing ceilings with floors with other dwelling units, roomed suites, party pods, or commercial centers must have mechanical ventilator airflow specified in § 150.001(16).
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§ 150.001(18)	Airflow Measurement and Sound Rating of Whole-Dwelling-Unit Ventilation Systems. The airflow required per § 150.001(16) must be measured by using a flow hood, the pit, or, for other airflow measuring devices in the fan test area, the manufacturer's test method per §150.001(16). Exhaust fans must be measured by the manufacturer's test method per §150.001(16), and rated for sound per §150.001(16).
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§ 150.001(24)	Room-based Luminaires in Corridors. Luminaires installed in corridors must not contain room-based luminaires, must be integral,

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF ENCINITAS ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF ENCINITAS BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THE PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.

2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.

3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.

4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project

PRADU

City of Encinitas

revisions



description

Energy Calculations

date ## Month 20##

project no. 20##_xxxxxx

drawn by xxx/xxx

sheet no. T24.3

The following adjustments shall be made to the Encinitas PRADUs plans effective July 1, 2024. Please imprint this page on your plans.

Newly constructed ADUs shall comply with the following, as per CRC, Sec. [R327.1.1](#) thru [R327.1.4](#).

R327.1.1 Reinforcement for Grab Bars:

At least one bathroom on the [entry level](#) shall be provided with reinforcement as per this section.

1. Reinforcement shall be [solid](#) lumber or other equal, as [approved](#) by the AHJ.
2. Reinf. shall not be less than 2" x 8" nominal lumber. [1½" x 7¼" actual dimension] or similar. Reinf. shall be located between 32" & 39¼" above the finished floor flush with the wall framing.
3. Water [closet](#) reinf. shall be installed on both side [walls](#) of the fixture, or a side wall & back wall.
4. Shower reinforcement shall be continuous where wall framing is provided.
5. Bathtub and combination tub/shower reinf. shall be continuous on each end of the tub and the back wall. Also, back wall reinf. for a lower grab bar shall be provided with the bottom edge located no more than 6" above the bathtub rim.

Exceptions:

6. Where the water [closet](#) is not placed adjacent to a side wall capable of accommodating a grab bar, the bathroom shall have provisions for installation of floor-mounted, foldaway or similar alternate grab bar reinf. [approved](#) by the AHJ.
7. Reinf. shall not be required in wall framing for prefabricated shower enclosures and tub wall panels with factory- installed grab bars.
8. Shower enclosures that do not [permit](#) installation of reinf. &/or grab bars shall be permitted, if reinf. for installation of floor-mounted grab bars or another method is approved by the AHJ.
9. Bathtubs with no surrounding [walls](#), or where wall panels do not [permit](#) the installation of reinf. shall be permitted, provided reinf. for installation of floor-mounted grab bars adjacent to the bathtub or an alternate method is [approved](#) by the AHJ.
10. Reinf. of floors shall not be required for bathtubs & W/C installed on [concrete](#) slab floors.

R327.1.1.1 Documentation for Grab Bar Reinforcement:

Info. on the location of grab bar reinf. shall be placed in the operation and maintenance manual as per the Ca Green Bldg. Code, [Ch 4](#), Div. 4.4.

R327.1.2 Electrical Receptacle Outlet, Switch and Control Heights:

Electrical receptacle, switches & controls (i.e., for heating & A/C shall be located no more than 48" to the top of the outlet box & not less than 15" from the bottom of the outlet box above the [finish](#) floor.

Exceptions:

11. Dedicated receptacle outlets, floor receptacle outlets, controls mounted on ceiling fans, ceiling lights & controls located on appliances.
12. Receptacle outlets required by the Ca Elect. Code on a wall space where the distance between the finished floor & a built-in feature above the [finish](#) floor, such as a window, is less than 15".

R327.1.3 Interior Doors:
Effective July 1, 2024, at least one bedroom & bath on the [entry level](#) shall provide a doorway with a net clear opening of not less than 32", measured with the door positioned at an angle of 90-degrees from the closed position.

R327.1.4 Doorbell Buttons:
Doorbell buttons or controls, when installed, shall not exceed 48" above exterior floor or landing, measured from the top of the doorbell button assembly.